

UNOFFICIAL COPY

PREPARED BY:

John T. Clery, PC
1515 E. Woodfield Rd, Suite 830
Schaumburg, IL 60173

Doc#: 1934055034 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/06/2019 09:44 AM Pg: 1 of 2

MAIL TAX BILL TO:

Brian Thomas and Lindsey Young
1442 W. Walton St. Apt. 3
Chicago, IL 60642

Dec ID 20191101653906
ST/CO Stamp 1-298-151-776 ST Tax \$572.50 CO Tax \$286.25
City Stamp 1-968-650-592 City Tax: \$6,011.25

MAIL RECORDED DEED TO:

Marc Anthony Cervantes
Cervantes, Chatt & Prince, P.C.
100 N Lasalle St #2207
Chicago, IL 60602

1/2 190256204197

TENANCY IN COMMON WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Matt Gallagher, married to Catherine Gallagher of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Brian Thomas as to an undivided 80% interest and Lindsey Young, as to an undivided 20% interest of 724 N. Willard Court, Unit 2, Chicago, Illinois 60642, not as Joint Tenants but as Tenants in Common, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: Unit 3 in the 1442 West Walton Condominium as delineated on a Survey of the following described real estate:

Lot 21 in Wheeler's Subdivision of the West 1/2 of the North 1/2 of Block 22 in Canal Trustee's Subdivision in the West 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit to the Declaration of Condominium recorded as Document Number 00459356, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-3 and S-3, limited elements, as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number 00459356.

Permanent Index Number(s): 17-05-315-051-1003
Property Address: 1442 W. Walton St. Apt. 3, Chicago, IL 60642

Subject, however, to the general taxes for the year of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises in TENANCY IN COMMON forever.

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Dated this 21 day of November, 2019

Matt Gallagher
Matt Gallagher

Catherine Gallagher
Catherine Gallagher

STATE OF IL)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matt Gallagher and Catherine Gallagher, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 21st day of November, 2019

John T. Clery
Notary Public
My commission expires: 5/28/22

Exempt under the provisions of paragraph _____

