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Doc# 1935757091 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/23/2019 03:52 PM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY**

19 Bar 47461

THE GRANTOR(S), **LINDA SOMERS**, *an unmarried woman* of the City of Palos Hills, County of Cook, State of Illinois, **CONVEY(S) and WARRANT(S) TO SHAUN DELANEY**, of 6731 105th Street, Chicago Ridge, IL 60415, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 23-23-200-021-1098

Address of Real Estate: 8254 Chestnut Dr., Unit 41B, Palos Hills, Illinois 60465

20th day of December, 2019

Linda Somers
LINDA SOMERS

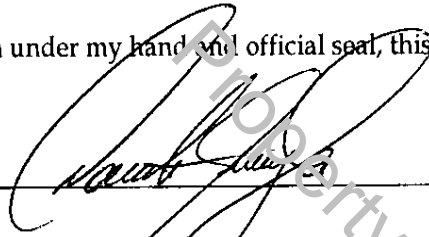
REAL ESTATE TRANSFER TAX		23-Dec-2019
	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50
23-23-200-021-1098		20191201678160 1-555-068-256

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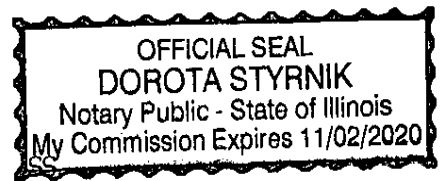
STATE OF Illinois, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that LINDA SOMERS is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 official seal, this 20th day of December, 20 19.



(Notary Public)



STATE OF IL, COUNTY OF Cook

Prepared by:
Joseph M. Talarico, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:
Law Office of Michael Walsh
10730 S, Cicero Ave.
Oak Lawn, IL 60453

Name and Address of Taxpayer:
Shaun Delaney
8254 Chestnut Dr.
Unit 41B
Palos Hills, IL 60465

Cook County Clerk's Office

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SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT NUMBER "41-B", AS# DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO, EXCEPTING THEREFROM THE FOLLOWING: THE WEST 641.0 FEET THEREOF; THE EAST 40 ACRES THEREOF AND THE EAST 516.00 FEET OF THE NORTH 894.186 FEET LYING WEST OF AND ADJOINING SAID EAST 40 ACRES OF THE NORTHEAST 1/4 OF SAID SECTION 23, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY UNION NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 1972 AND KNOWN AS TRUST NUMBER 1927, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 7, 1974 AS DOCUMENT 22647270, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 RECORDED MARCH 7, 1974 AS DOCUMENT 22647269.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 8254 Chestnut Drive, Unit 41-B, Palos Hills, IL 60465
PIN# 23-23-200-021-1098