

UNOFFICIAL COPY

WARRANTY DEED

14201980

Doc#: 2012207052 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/01/2020 09:09 AM Pg: 1 of 2

THE GRANTOR(S)

Dec ID 20200401658686
ST/CO Stamp 1-740-191-968 ST Tax \$340.00 CO Tax \$170.00
City Stamp 2-008-479-968 City Tax: \$3,570.00

(The space above for Recorder's use only)

Elizabeth Lennon, a single woman of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to John Saller, a single man and Erin McMahan, a single woman, of Chicago, Illinois, not in Tenancy in Common, but in **JOINT TENANCY** in the following described Real Estate situated in Cook County, Illinois, commonly known as 3031 North Kimball Avenue, Chicago, IL 60618, legally described as:

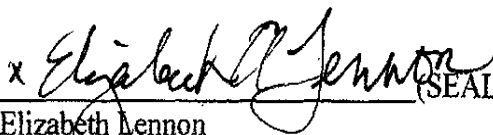
Lot Thirty-Seven (37) in Block Thirteen (13) in Avondale, being Philpot's Subdivision of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 25 and Lots One (1), Two (2), Five (5) and Six (6) of Brand's Subdivision of the Northeast Quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.



SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2019 and subsequent years.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT TENANCY** forever.

P
ermanent Index Number (PIN): 13-26-210-012-0000
Address(es) of Real Estate: 3031 North Kimball Avenue, Chicago, IL 60618

Dated this 14th day of April, 2020

x  (SEAL)
Elizabeth Lennon

REAL ESTATE TRANSFER TAX		20-Apr-2020	
	COUNTY:		170.00
	ILLINOIS:		340.00
	TOTAL:		510.00
13-26-210-012-0000		20200401658686 1-740-191-968	

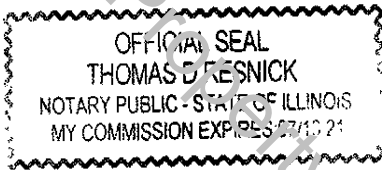
REAL ESTATE TRANSFER TAX		20-Apr-2020	
	CHICAGO:		2,550.00
	CTA:		1,020.00
	TOTAL:		3,570.00 *
13-26-210-012-0000		20200401658686 2-008-479-968	
* Total does not include any applicable penalty or interest due.			

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STATE OF ILLINOIS)
)ss.
COUNTY OF MCHENRY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth Lennon personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 14 day of April, 2020.



Thomas D. Resnick

NOTARY PUBLIC

Commission expires _____

This instrument was prepared by: Thomas D. Resnick PC 910 E. Oak Street, Lake in the Hills, IL 60156

MAIL TO:

Law Office of Frank Jaffe
111 W. Washington St.
Suite 900
Chicago, IL 60602

Or Recorder's Box No. _____

SEND SUBSEQUENT TAX BILLS TO:

John Saller and Erin McMahan
3031 North Kimball Avenue
Chicago, IL 60615

CLERK'S OFFICE OF COOK COUNTY