

# UNOFFICIAL COPY

Doc#: 2021139319 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/29/2020 03:12 PM Pg: 1 of 4

## WARRANTY DEED

This document was prepared by  
and after recording return to:

Jeffrey M. Galkin  
Levin Ginsburg  
180 N. LaSalle Street, Suite 3200  
Chicago, IL 60601

Send subsequent tax bills to:

Marilynn McCarthy  
2906 S. Lowe Avenue  
Chicago, IL 60616

Dec ID 20200601605741

City Stamp 1-228-518-112

*(The Above Space for Recorders Use Only)*

THE GRANTOR, MARILYNN MCCARTHY and DONALD J. MCCARTHY, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, MARILYNN MCCARTHY, DONALD J. MCCARTHY and MICHAEL MCCARTHY, not as tenants in common but as Joint Tenants with the right of survivorship, the following described real estate, situated in the City of Chicago, County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

PERMANENT INDEX NUMBER: 17-28-320-027-0000

COMMONLY KNOWN AS: 2906 S. Lowe Avenue, Chicago, IL 60616

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Grantee; (iv) all special governmental taxes or assessments confirmed and unconfirmed; and (v) general taxes for 2019 2<sup>nd</sup> Installment and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

DATED this 11 day of June, 2020

  
Marilynn McCarthy

  
Donald J. McCarthy

### REAL ESTATE TRANSFER TAX

18-Jun-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-28-320-027-0000 | 20200601605741 | 1-228-518-112

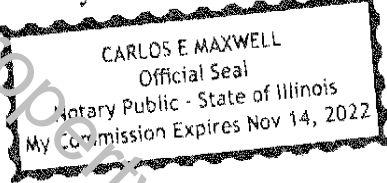
\* Total does not include any applicable penalty or interest due

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **MARILYNN MCCARTHY**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of June, 2020.



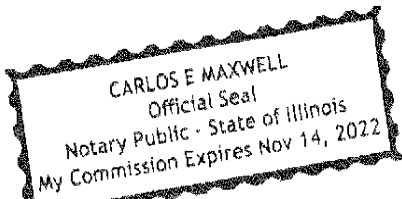
Carlos E. Maxwell  
Notary Public

My Commission Expires: 11/14/2022

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **DONALD J. MCCARTHY**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of June, 2020.



Carlos E. Maxwell  
Notary Public

My Commission Expires: 11/14/2022

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Donald J. McCarthy  
Name: DONALD J MCCARTHY  
Date: June 11, 2020.

# UNOFFICIAL COPY

## EXHIBIT "A"

### Legal Description

LOT 3 IN BLOCK 3 IN T.S. DOBBINS SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-28-320-027-0000

COMMONLY KNOWN AS: 2906 S. Lowe Avenue, Chicago, IL 60616

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
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COUNTY OF COOK )

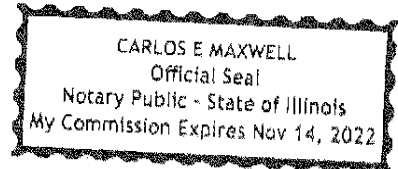
The GRANTOR or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: JUNE 11, 2020

Grantor Signature: *Richard J. McCarty*

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 11 DAY OF JUNE, 2020.

*Carlos E. Maxwell*  
Notary Public



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

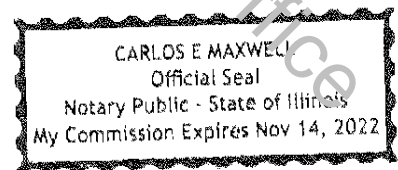
The GRANTEE or its agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: JUNE 11 2020

Grantee Signature: *Richard J. McCarty*

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 11 DAY OF JUNE, 2020.

*Carlos E. Maxwell*  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]