

# UNOFFICIAL COPY

Doc#: 2025307358 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/09/2020 01:46 PM Pg: 1 of 2

## WARRANTY DEED

20-20388

**NORTH AMERICAN  
TITLE CO.**

Dec ID 20200701628996  
ST/CO Stamp 0-997-396-192 ST Tax \$219.00 CO Tax \$109.50  
City Stamp 1-008-414-432 City Tax: \$2,299.50

THE GRANTOR, **MAUREEN FITZPATRICK**, an unmarried person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **CORINNE MURPHY**, an (un)married person, of 19411 Leetrim Ct., Mokena Illinois 60448, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 25 in Block 3 in O. Rueter and Company's Beverly Hills Addition in the Southwest Quarter of Section 12, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 24-12-438-007-0000

THIS INSTRUMENT WAS PREPARED BY:  
Kathy Svanascini, Attorney at Law  
MIDWEST LAW GROUP  
12608 S. Harlem Avenue  
Palos Heights, IL 60463

PROPERTY ADDRESS:  
10227 S. Artesian Ave.  
Chicago, IL 60655

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, forever.

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

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DATED this 22nd day of July, 2020.

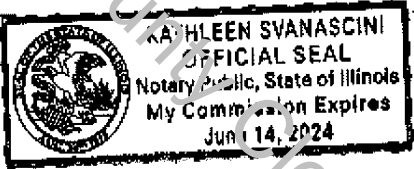
Maureen Fitzpatrick  
**MAUREEN FITZPATRICK**

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a notary public in and for said county, in the state aforesaid, do hereby certify that **MAUREEN FITZPATRICK**, 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, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of July, 2020.

Kathleen Svanascini  
NOTARY PUBLIC  
commission expires



MAIL TO: SAME →

SEND SUBSEQUENT TAX BILLS TO:  
Corinne Murphy  
10227 S. Artesian Ave.  
Chicago, IL 60655