

UNOFFICIAL COPY

Doc#: 2025820008 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/14/2020 09:26 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20200701624146
ST/CO Stamp 1-421-930-208 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-348-188-384 City Tax: \$5,775.00

FEDERAL NATIONAL TITLE 11-20018365

1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(S) Brian Cahill and Liza Balistreri Cahill ^{husband and wife} of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Matthew Beardmore and Ewelina Beardmore ^{husband and wife} As Tenants By the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(see page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-17-407-059-1010

Address(es) of Real Estate: 4324 N DAYTON ST Unit J Chicago Illinois 60613

The date of this deed of conveyance is 07/07/2020.



Brian Cahill

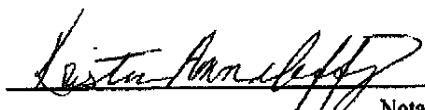


Liza Balistreri Cahill

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State afore said, DO HEREBY CERTIFY that Brian Cahill and Liza Balistreri Cahill 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 official seal 07/07/2020.





Notary Public

REAL ESTATE TRANSFER TAX	25-Jul-2020
CHICAGO:	4,125.00
CTA:	1,650.00
TOTAL:	5,775.00 *

14-17-407-059-1010 | 20200701624146 | 0-348-188-384

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

REAL ESTATE TRANSFER TAX	25-Jul-2020
COUNTY:	275.00
ILLINOIS:	550.00
TOTAL:	825.00

14-17-407-059-1010 | 20200701624146 | 1-421-930-208

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LEGAL DESCRIPTION

For the premises commonly known as: 4324 N DAYTON ST Unit J
Chicago, Illinois 60613

Legal Description:

UNIT "J" IN THE BUENA VISTA TOWNHOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN THE SUBDIVISION OF LOTS 8 TO 12 OF BLOCK 1 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, ALSO LOT 4 IN BANFORD'S SUBDIVISION OF LOTS 8 TO 12 IN THE SUBDIVISION OF LOT 1 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 89173244, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>Kristen Duffy Duffy Law, LLC 130 N Garland Ct #4702 Chicago, IL 60602</p>	<p>Send subsequent tax bills to:</p> <p>Matthew and Ewelina Beardmore 4324 N Dayton St Unit J Chicago, Illinois 60613</p>	<p>AND Mail recorded document to:</p> <p>_____</p> <p>_____</p> <p>_____</p>
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