UNOFFICIAL CC

FD20-0967 WARRANTY DEED

Mail To John Lovestrand 30 GreenBay Rd Winnetka 11 6003 Doc#. 2025821195 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 09/14/2020 02:00 PM Pg: 1 of 3

Dec ID 20200701640595 ST/CO Stamp 2-120-511-200 ST Tax \$540.00 CO Tax \$270.00 City Stamp 1-171-656-416 City Tax: \$5,670.00

The Grantors, DANIEL X, FOLEY, married to JENNIFER FOLEY, of the City of Chicago, County of Cook, State of Illinois, on this loth day of July in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) into MAGNUM HOMES, LLC, organized and existing by virtue of the State of Illinois as Grantee, beying its principal office in the County of Cook, State of Illinois the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, to wit

LOT 9 IN BLOCK 2 IN HAMBLETON'S SUBDIVISION OF LOT "E" OF THE CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIR.) PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PIN 17-08-134-033-0000

Address of Property 450 N. Racine Ave Chicago, IL 60642

SOF CONTRA Together with all and singular the hereditaments and appurtenances there unto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), thereof, and all of the estate, right, title, interest claim or demand whatsoever, of the property of the Grantoic, either in law or equity, of, in and to the attached described premises, with the hereditaments and appurtenances: to HAVE AND TO HOLD the said premises as above described, with appurtenances unto the Grantee, its assigns forever.

The Grantors, for their heirs and successors, does covenant, promise and agree, to and with the Grantee, its assigns, that they have not done or suffered to be done, anything wherety he said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that they WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, and building lines of record, applicable zoning and building laws and ordinances; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Name and Address of Taxpayer

Magnum Homes LLC 7156 W 127th St Palos Park, IL 60463

Instrument was prepared by: Gary M. Adelman 615 Appletree Lane Deerfield, IL 60015 Sto follow

OF COOK

COUNTY CLERK'S OFFICE

OF

Signature page to follow

UNOFFICIAL COPY

IN WITNESS WHEREOF, DANIEL X. FOLEY & JENNIFER FOLEY, have caused their names to be signed to these presents.

DANIEL X. FOLEY

Jennyn Foley JENNIFER FOLEY

STATE OF Mississippi

COUNTY OF Labourthe

a notary public in and for said County, in the State aforesaid. DO HEREBY CERPIFY that, DANGEL X. FOLEY & JENNIFER FOLEY, are personally known to me, and whose names are subscripted to the foregoing instrument, appeared before me this day in person. Acknowledged they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set iorth. GIVEN under my hand and official seal this oday of 2020.

My commission expires

12-26-2023

C/C/T/S OFFICO

| REAL ESTATE TRANSFER TAX 28- | | | | |
|------------------------------|-----------|-----------|----------------|---------------|
| | forcy. | | COUNTY: | 270.00 |
| | | | ILLINOIS: | 540.00 |
| | | | TOTAL: | 810.00 |
| | 17-08-134 | -033-0000 | 20200701640505 | 2 120 E44 000 |

| REAL ESTATE TRAI | 28-Jul-2020 | |
|-------------------|------------------|---------------|
| | CHICAGO: | 4,050.00 |
| | CTA: | 1,620.00 |
| | TOTAL: | 5,670.00 * |
| 17-08-134-033-000 | 0 20200701640595 | 1-171-656-416 |

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