

# UNOFFICIAL COPY

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WARRANTY DEED (Illinois)

Doc#: 2031638304 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/11/2020 12:59 PM Pg: 1 of 2

THIS DEED is made as of the 23 day of  
September, 2020, by and between

Dec ID 20201001615852  
ST/CO Stamp 0-451-392-992 ST Tax \$287.50 CO Tax \$143.75  
City Stamp 1-256-699-360 City Tax: \$3,018.75

HUGH O'CONNELL, A SINGLE PERSON

("Grantor," whether one or more),

and

JAKE COOPER AND JANA L. SPECHT,  
BOTH SINGLE, AS JOINT TENANTS  
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NO. 1525-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE HAWTHORNE POINT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0613710042, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N.: 14-17-303-036-1030 (VOL: 479)

COMMONLY KNOWN AS: 1525 W. CULLOM AVE., UNIT 2, CHICAGO, IL 60613

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2020 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 23 day of September, 2020.

[Signature]  
HUGH O'CONNELL

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Forde Law Group, 111 W Washington #1100, Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO: JAKE COOPER AND JANA L. SPECHT  
1525 W. CULLOM AVE., UNIT 2, CHICAGO, IL 60613

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF IL }  
COUNTY OF Cook } SS

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

Given under my hand and official seal, this 23 day of September, 2020.

Notary Public [Signature]

My Commission Expires: 6-19-2024

