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WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 2032107636 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/16/2020 04:20 PM Pg: 1 of 2

Dec ID 20201001633847
ST/CO Stamp 0-745-186-272 ST Tax \$380.00 CO Tax \$190.00
City Stamp 2-137-957-344 City Tax: \$3,990.00

THE GRANTORS,

JOHN D. COURSEY AND DONNA M. NELSON, HUSBAND AND WIFE,

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

PATRICK FLAHERTY, A SINGLE MAN,
OF 5636 N. SLOCUMBER AVE.,
CHICAGO, IL 60646

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Lot 26 (except the South 18 feet) and Lot 27 in Block 3 in L.E. Crandall's Jefferson Subdivision of (except 70/100 acres) that part between Milwaukee Avenue and Norwood Park Avenue of the West Half of the Northeast Quarter of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 13-08-201-015-0000

Address(es) of Real Estate: 5505 North Mason^{Ave}, Chicago, Illinois, 60630

SUBJECT TO: (1) General real estate taxes for the year 2020 and subsequent years; (2) Covenants, conditions and restrictions of record; (3) Private, public and utility easements; roads and highways only so long as these do not interfere with the use and enjoyment of the property as a single family dwelling.

DATED this 21st day of October, 2020


JOHN D. COURSEY


DONNA M. NELSON

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOHN D. COURSEY AND DONNA M. NELSON, HUSBAND AND WIFE**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 21st day of October, 2020

Commission expires 7-11, 2024

Christine A. Kolaczewski
Notary Public



This instrument prepared by: Teresa Hoffman Lister, 5901 Dempster Street, Suite 200, Morton Grove, Illinois, 60053

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:



THURLOCK J. FLAHERTY
5515 W. MASON #1
CHICAGO, IL 60630

REAL ESTATE TRANSFER TAX		22-Oct-2020
CHICAGO:		2,850.00
CTA:		1,140.00
TOTAL:		3,990.00 *

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

REAL ESTATE TRANSFER TAX		22-Oct-2020
COUNTY:		190.00
ILLINOIS:		380.00
TOTAL:		570.00

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