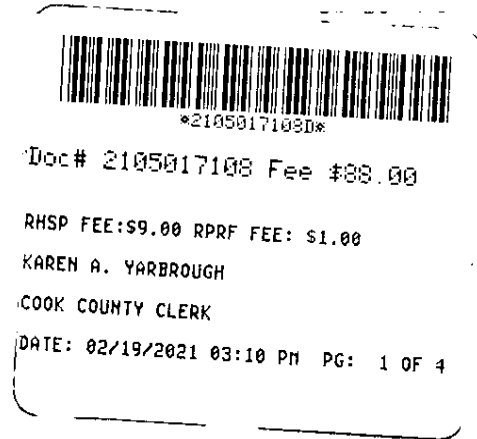


UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

Forde & O'Meara LLP
Lisa J. Saul, Esq.
111 W. Washington, Suite 1100
Chicago, Illinois 60602



Chicago Title

2005017108
WARRANTY DEED

THIS INDENTURE is made as of this 19th day of January, 2021 by and between **Patrick Flaherty and Casey Flaherty, husband and wife, not in tenancy in common or in joint tenancy, but in tenancy by the entirety**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Joshua Tunson as individual** of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:


See Exhibit A attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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



Permanent Real Estate Tax Number: 13-25-429-025-0000
Address of Real Estate: 2424 North Campbell Avenue, Chicago, IL 60647

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	12-Jan-2021
 CHICAGO:	6,862.50
CTA:	2,745.00
TOTAL:	9,607.50 *

13-25-429-025-0000 | 20210101608083 | 2-079-846-416

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


REAL ESTATE TRANSFER TAX	12-Jan-2021
 COUNTY:	457.50
 ILLINOIS:	915.00
TOTAL:	1,372.50

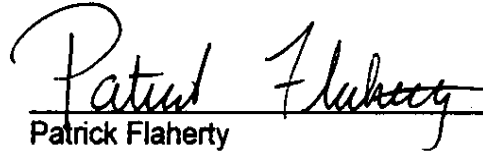
13-25-429-025-0000 | 20210101608083 | 0-133-689-360

Handwritten notes and signatures on the right margin, including 'S', 'P', 'S', '30', and 'WIT'.

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 16th day of December, 2020.


Casey Flaherty


Patrick Flaherty

Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Casey Flaherty and Patrick Flaherty, 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 this 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.

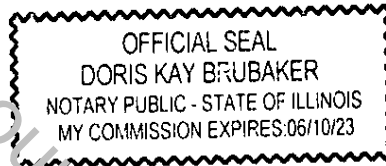
GIVEN under my hand and official seal, this 18th day of December, 2020.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Joshua Tunson
2424 North Campbell Avenue
Chicago, IL 60647



After Recording Return To:

Bebawy Law, PC
621 Plainfield Rd, #201
Willowbrook, IL 60527

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LEGAL DESCRIPTION

Order No.: 20GSC254110LP

For APN/Parcel ID(s): 13-25-429-025-0000

LOT 42 IN BLOCK 21 IN CROSBY AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office