

UNOFFICIAL COPY

Doc# 2109820157 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 06:46 AM Pg: 1 of 3

Dec ID 20210201649633
ST/CO Stamp 0-081-707-536 ST Tax \$65.50 CO Tax \$32.75
City Stamp 1-821-237-776 City Tax: \$687.75

TT 106585 102
WARRANTY DEED
ILLINOIS STATUTORY

AFTER RECORDING MAIL TO:

Severiano Chavira
205 N. BIRKENHEAD
VILLA PARK, IL 60181

The Grantor(s), Sean Murphy, a ^{single} ~~married~~ man, and Karen Murphy a ^{single} ~~married~~ woman, as joint tenants, in the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(S) and Warrant(s) Severiano Chavira, a single man, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: 20-19-212-006-0000
Property Address: 6417 South Wood Street, Chicago, Illinois 60636

^{12TH} "Grantee herein is prohibited from conveying captioned property for sale price for a period of 30 days from ~~March 19~~ ^{March 12} 2021 (or Current Closing Date on the Closing Statement). After this 30 day period, grantee is further prohibited from conveying the property for a sales price greater than \$78,500.00 until 90 days from ~~March 19~~ ^{March 12} 2021 (or Current Closing Date on the Closing Statement). These restrictions shall run with the land and are not personal to the grantee."

Dated this ^{22nd} Day of February, 2021


X 
Sean Murphy

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Sean Murphy, is/are personally known to me to be the same person(s) whose name(s) 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 22 day of Feb, 2021




Notary Public

UNOFFICIAL COPY

Notary Public

Property Index Number: 20-19-212-006-0000
Property Address: 6417 South Wood Street, Chicago, Illinois 60636

Dated this 20th Day of February, 2021

X Karen Murphy
Karen Murphy

STATE OF IN, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Karen Murphy, is/are personally known to me to be the same person(s) whose name(s) 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 20th day of February, 2021

X Erika Grach
Notary Public



Taxpayer:
Severiano Chavira

205 W Bierman Villa PH 111
60181

Prepared by:
Peter L. Marx
7104 West Addison
Chicago, Illinois 60634
(773) 283-8960

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT 'A' / LEGAL DESCRIPTION

The North 20 feet of Lot 41 and Lot 42 (except the North 15 feet thereof), in Block 29 in Drexel Park, being a Subdivision of the East 1/2 of the North 1/2 of Section 19, Township 38 North, Range 14, lying East of the Third Principal Meridian, in Cook County, Illinois

Parcel ID: 20-19-212-006-0000

Property of Cook County Clerk's Office