

AFF-21142554

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Doc# 2114120373 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/21/2021 12:37 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20210401603340
ST/CO Stamp 0-599-850-512 ST Tax \$223.00 CO Tax \$111.50

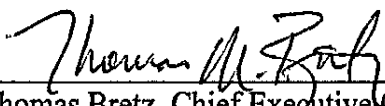
THIS INSTRUMENT WITNESSETH, that the Grantor, CERES II-9530C, LLC, an Illinois limited liability company, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTS, BARGAINS and SELLS to ~~Thomas G. Hennessy and Luann B. Hennessy~~, Hennessy Living Trust Dated September 26, 2019, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 9530 Cook Avenue, Unit 314 & PS-7, Oak Lawn, IL 60453
P.I.N.: 24-09-107-038-1028 and 24-09-107-038-1077

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 29 day of March, 2021.


Thomas Bretz, Chief Executive Officer / Manager
CERES II-9530C, LLC, an Illinois limited liability company

Village of Oak Lawn Real Estate Transfer Tax \$1000 03899

Village of Oak Lawn Real Estate Transfer Tax \$100 03624

Village of Oak Lawn Real Estate Transfer Tax \$10 02816

Village of Oak Lawn Real Estate Transfer Tax \$5 02010

This Instrument was Prepared by:
O'Keefe, Rivera & Berk, LLC
55 W Wacker Drive, Suite 1400
Chicago, IL 60601

REAL ESTATE TRANSFER TAX

12-May-2021



COUNTY: 111.50
ILLINOIS: 223.00
TOTAL: 334.50

24-09-107-038-1028

| 20210401603340

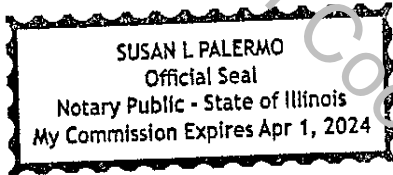
| 0-599-850-512

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Bretz, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29 day of March, 2021



Susan L. Palermo
Notary Public

Mail to:

Thomas G. and Luann B. Hennessy
9530 Cook Avenue, Unit 509
Oak Lawn, IL 60453

Send Subsequent bills to:

Thomas G. and Luann B. Hennessy
9530 Cook Avenue, Unit 509
Oak Lawn, IL 60453

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Affinity Title Services, LLC

Affinity Title Services, LLC
5301 Dempster Street, Suite 206
Skokie, IL 60077
Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 9530 Cook Ave, Unit 314 & PS-7
Oak Lawn, IL 60453

Permanent Index No.: 24-09-107-038-1028 and 24-09-107-038-1077

Legal Description:

UNIT 314 AND PS-7 IN PRAIRIE TOWN CENTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF OAK LAWN TOWN CENTER, BEING A RESUBDIVISION OF PART OF BLOCK 6 OF OAK LAWN AND PART OF BLOCK 1 OF MINNICK'S OAK LAWN SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0808803114 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY OF Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.