

# UNOFFICIAL COPY

Doc# 2115804263 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/07/2021 02:04 PM Pg: 1 of 2

Dec ID 20210501630113  
ST/CO Stamp 1-985-779-984 ST Tax \$464.50 CO Tax \$232.25  
City Stamp 1-350-449-424 City Tax: \$4,877.25

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

THE GRANTOR **Frederick P. Newton**, a single man, 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, CONVEYS and WARRANTS to **Sean Murphy and John Murphy**, of City of Chicago, the County of Cook, as **Joint Tenants and not as Tenants In Common**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

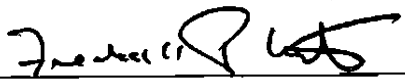
*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through the Buyer; all special governmental taxes or assessments, confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due or payable at the time of closing; and the rights of tenants under existing leases affecting the Property, if any

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

Permanent Real Estate Index Number(s): 13-14-212-002-0000  
Address(es) of Real Estate: 3251 W. Eastwood Ave., Chicago, IL 60625

Dated this 19 day of May, 2021



Frederick P. Newton

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Frederick P. Newton** personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 19<sup>th</sup> day of MAY, 2021

 (Notary Public)

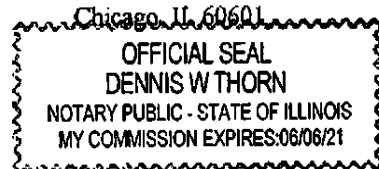
Mail to:  
Harley B. Rosenthal  
3700 W. Devon Ave., Ste E.  
Lincolnwood, IL 60712

Name and Address of Taxpayer:  
Sean Murphy and John Murphy  
3251 W. Eastwood Ave.,  
Chicago, IL 60625

Prepared by:  
Dennis W. Thorn & Associates  
180 N Michigan Ave, Ste 2105  
Chicago, IL 60601

Warranty Deed - Individual

70. 21-0658 1062



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## COMMITMENT FOR TITLE INSURANCE



Issued By  
**STEWART TITLE GUARANTY COMPANY**


### SCHEDULE C

The Land is described as follows:

Situated in the County of Cook, State of Illinois, to wit:

- ✓ Lot 28 in Block 9 in Northwest Land Association Subdivision of the East 1/2 of the Northeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, (except the South 665.6 feet thereof, and except the Northwest elevated railroad right of way) in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		02-Jun-2021
	COUNTY:	232.25
	ILLINOIS:	464.50
	TOTAL:	696.75
13-14-212-002-0000   20210501630113   1-985-779-98		

REAL ESTATE TRANSFER TAX		02-Jun-2021
	CHICAGO:	3,483.75
	CTA:	1,393.50
	TOTAL:	4,877.25 *
13-14-212-002-0000   20210501630113   1-350-413-424		

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

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; 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.*

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