

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

~~JOINT TENANCY~~

TENANTS BY THE
ENTIRETY

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

Doc#: 2119501042 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/14/2021 05:53 AM Pg: 1 of 3

Dec ID 20210601669293
ST/CO Stamp 1-252-166-928 ST Tax \$333.00 CO Tax \$166.50
City Stamp 1-820-634-384 City Tax: \$3,496.50

(The Above Space for Recorder's Use Only)

PTa 1-72868 of 2

THE GRANTOR Gwen Cassidy, a married woman, of 2145 North 72nd Court, Elmwood Park, IL 60707 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jeffrey Warner, ~~unmarried~~ and Elizabeth Kennedy, ~~unmarried~~, of 716 West 18th Street, Chicago, IL 60616, not as Tenants by the Entirety, nor as Tenants in Common, ~~but~~ as Joint Tenants with the right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* out as Tenants by the Entirety

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-19-307-047-0000

Property Address: 2258 West 19th Street, Chicago, IL 60608

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

* husband and wife

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Dated this 9 day of June, 2021.

X _____
Gwen Cassidy

X _____
Patrick F. McCarthy

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gwen Cassidy and Patrick F. McCarthy, 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 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 notarial seal, this 9 day of June, 2021.



Cynthia Ramirez
Notary Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Dennis Hennessey
ATTORNEY AT LAW
215 Catalpa
Itasca, IL 60143

SEND SUBSEQUENT TAX BILLS TO:
Jeffrey Warner and Elizabeth Kennedy
2258 West 19th Street
Chicago, IL 60608

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EXHIBIT A LEGAL DESCRIPTION

Lot 12 in Resubdivision of Lots 40 to 45, inclusive and the West 16 feet of lot 46 in Block 4 of W.F. Johnston's Subdivision of the North 1/2 of the West 1/2 of the Southwest 1/4 of Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

17-19-307-047-0000

Property of Cook County Clerk's Office