

# UNOFFICIAL COPY

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**PREPARED BY:**  
Codility & Associates, P.C.  
Jennifer Moses, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 2125307463 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/10/2021 12:21 PM Pg: 1 of 2

Dec ID 20210901660127  
ST/CO Stamp 2-078-863-120 ST Tax \$1,258.00 CO Tax \$629.00  
City Stamp 1-421-831-952 City Tax: \$13,209.00

**MAIL TAX BILL TO:**  
Graham Thomas and Tiffany Harper  
1431 W. Berteau Ave  
Chicago, IL 60613

**MAIL RECORDED DEED TO:**  
Graham Thomas  
1431 W. Berteau Ave  
Chicago, IL 60613

21029736044

## WARRANTY DEED

THE GRANTOR, James S. Reilly III and Gina M. Cefalu, <sup>married of Chicago, IL</sup> for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND WARRANT(S) to THE GRANTEE(S) Tiffany Harper and Graham Thomas, Tenants by the entirety of, Chicago, IL all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:  
~~xx~~ wife and husband.

THE WEST 1/2 OF LOT 6 IN BLOCK 1 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-17-309-016-0000  
PROPERTY ADDRESS: 1431 W. Berteau Ave., Chicago, IL 60613

Subject, however, to the general taxes for the year 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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Warranty Deed - Continued

Dated this 8/29/21

By: James S. Reilly III  
*James S. Reilly III*

By: Gina M. Cefalu  
*Gina Cefalu*

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 Tiffany Harper and Graham Thomas, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29<sup>th</sup> of August 2021  
Brian T Stepp  
Notary Public  
My commission expires: 1/24/2023

Exempt under the provisions of paragraph \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.

