

# UNOFFICIAL COPY

41064243G-1/2

## WARRANTY DEED

9/24

Doc# 2126733165 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/24/2021 04:03 PM Pg: 1 of 2

### MAIL TO:

Attorney Brian Wright  
5310 N. Harlem Ave., Suite 201  
Chicago, IL 60656

Dec ID 20210601687287  
ST/CO Stamp 0-800-693-008 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 1-008-215-824 City Tax: \$4,095.00

### MAIL TAX BILLS TO:

F.

John Ventrella  
7730 West Fargo Ave.  
Chicago, IL 60631

grantees address



THE GRANTORS, DENIS DOHERTY AND MELISSA DOHERTY, HUSBAND AND WIFE, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten Dollars, and other good and valuable consideration the receipt of whereof is hereby acknowledged, CONVEY and WARRANT to GRANTEE, JOHN VENTRELLA, A DIVORCED MAN, NOT SINCE REMARRIED of CHICAGO IL, the following described real estate:


LOT 17 (EXCEPT THE WEST 24 FEET THEREOF) ALL OF LOT 16 AND THE WEST 6 FEET OF LOT 15 ALL IN BLOCK 49 IN HULBERT MILWAUKEE AVENUE SUBDIVISION IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 09-25-312-041-0000

Common Address: 7730 W. Fargo Ave., Chicago IL 60631


SUBJECT TO: (1) General real estate taxes for the year 2020 and subsequent years, (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

| REAL ESTATE TRANSFER TAX  |           | 10-Aug-2021 |
|---|-----------|-------------|
|  | COUNTY:   | 195.00      |
|  | ILLINOIS: | 390.00      |
|   | TOTAL:    | 585.00      |
| 09-25-312-041-0000   20210601687287   0-800-693-008                                 |           |             |

| REAL ESTATE TRANSFER TAX  |          | 10-Aug-2021 |
|---|----------|-------------|
|  | CHICAGO: | 2,925.00    |
|   | CTA:     | 1,170.00    |
|   | TOTAL:   | 4,095.00 *  |
| 09-25-312-041-0000   20210601687287   1-008-215-824                                 |          |             |
| * Total does not include any applicable penalty or interest due.                    |          |             |

# UNOFFICIAL COPY

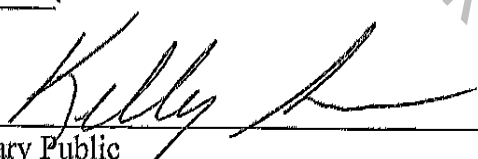
IN WITNESS WHEREOF, The grantor has hereunto set their hands and seal this 30<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
Denis Doherty

  
\_\_\_\_\_  
Melissa Doherty

STATE OF ILLINOIS, COUNTY OF Cook, SS: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Denis Doherty and Melissa Doherty, are personally known to me to be the same people whose names 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 30<sup>th</sup> day of June, 2021  
Commission expires 9/23.

  
\_\_\_\_\_  
Notary Public

Prepared By:

**M.W. Brady Law Firm, P.C.**  
525 W. Exchange Street  
Crete, Illinois 60417

