

UNOFFICIAL COPY

Doc#: 2130907301 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/05/2021 08:24 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20211001617178
ST/CO Stamp 0-217-126-032 ST Tax \$1,700.50 CO Tax \$850.25
City Stamp 1-012-995-216 City Tax: \$17,855.25

FIDELITY NATIONAL TITLE CH 21026931
10/2

THE GRANTOR(S) James Mulligan and Patricia Mulligan of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and (0)00 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to David Shadwick and Sarah Holden, husband and wife, of 3211 W. McLean, Chicago, Illinois 60647, as tenants by the entirety, the following describe Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for LEGAL DESCRIPTION attached hereto and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

** Husband and wife*

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-26-419-024-0000, and 13-26-419-025-0000
Address(es) of Real Estate: 2524 N Kimball Ave Chicago Illinois 60647.

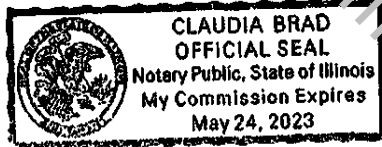
The date of this deed of conveyance is 10/25/2021

James Mulligan
James Mulligan

Patricia Mulligan
Patricia Mulligan

NOTARY FOR JAMES MULLIGAN: State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Mulligan 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, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this 25th day of October, 2021
[Signature]
Notary Public



NOTARY FOR PATRICIA MULLIGAN: State of Nevada, County of Clark. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia Mulligan 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, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this 19th day of October, 2021
Heather Sams
Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as:

2524 N. Kimball Ave.; Chicago, Illinois 60647

Legal Description:

LOTS 1 TO 4 INCLUSIVE IN M. N. KIMBALL'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 10 IN KIMBALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE 25 ACRES IN THE NORTHEAST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:

Jeffrey Flicker
Law Office of Jeffrey H. Flicker
120 W. Madison St., Ste. 200-9
Chicago, IL 00000

Send subsequent tax bills to:

David Shaddick and Sarah Holden
2524 N Kimball Ave Chicago
Illinois 60647



Mail recorded document to:


David Shaddick and Sarah Holden
2524 N Kimball Ave Chicago
Illinois 60647

GRANTEES
ADDRESS

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		26-Oct-2021
 	COUNTY:	850.25
	ILLINOIS:	1,700.50
	TOTAL:	2,550.75
13-26-419-024-0000 20211001617178 0-217-126-032		

REAL ESTATE TRANSFER TAX		26-Oct-2021
	CHICAGO:	12,753.75
	CTA:	5,101.50
	TOTAL:	17,855.25 *
13-26-419-024-0000 20211001617178 1-012-995-216		

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