UNOFFICIAL COPY

WARRANTY DEED

The Grantor, PFH HOMES, INC., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois,

Doc#. 2135046137 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/16/2021 10:21 AM Pg: 1 of 3

Dec ID 20211201661863 ST/CO Stamp 0-840-206-992 ST Tax \$1,725.00 CO Tax \$862.50

City Stamp 1-377-077-904 City Tax: \$18,112.50

for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said company, CONVEYS and WARRANTS to JEFFREY KATZ AND LARA KEENE, husband and wife, of 1046 N. Damen Ave, #1N, Chicago, Illinois 60622, not as Tenants in Common or Joint Tenants but as TENANTS BY THE ENTIRETY the following described real estate situated in the County of Cook and State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

PIN:

14-19-322-045-0000

COMMONLY KNOWN AS:

3302 N, SEELEY AVE, CHICAGO, IL 60618

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Tenants in Common or Joint Tenants but as TENANTS BY THE ENTIRETY forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Manager this 13th day of December, 2021.

PFH HOMES, INC., an Illinois corporation

By:

PADRAIC HENEGHAN, President

2135046137 Page: 2 of 3

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This Instrument Prepared By:

STEPHANIE A. ORZOFF LEVIT & LIPSHUTZ, LTD. 1120 W. BELMONT AVE. CHICAGO, IL 60657

Send subsequent tax bills to:

JEFFREY KATZ LARA KEENE 3302 N, SEELEY AVE CHICAGO, IL 60618

MAIL TO:

FRANK JAFFE JAFFE & BERLIN, L.L.C. 111 W. WASHINGTON, SUITE 900 CHICAGO, IL 60602

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that PADRAIC HENEGHAN, President of PFH HOMES, INC., an Illinois corporation, is personally known to me to be the same person whose name is 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 and the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of December, 2021.

Notary

My commission expires:

MARIA D. DIAZ OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires May 26, 2024

2135046137 Page: 3 of 3

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LEGAL DESCRIPTION RIDER FOR DEED

LOT 31 IN BLOCK 15 IN C.T. YERKE'S SUBDIVISION OF LOTS 33, 34, 35, 36, 41, 42, 43 AND 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

PIN:

14-19-322-045-0000

COMMONLY KNOWN AS:

3302 N, SEELEY AVE, CHICAGO, IL 60618

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) covenants, conditions, declarations, restrictions and building lines of record; (d) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (e) public utility easements; (f) private easements; and (g) matters over which the title company has agreed to insure.