

UNOFFICIAL COPY

Doc#: 2135046137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2021 10:21 AM Pg: 1 of 3

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,

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

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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 NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

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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.

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