

AFF- 2117498 1/2

# UNOFFICIAL COPY

**PREPARED BY:**

Robert A. Horwitz  
218 N. Jefferson St. Suite 401  
Chicago, IL 60661

Doc#: 2201817129 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/18/2022 01:50 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Philip C. Gutsell and Andrea Peterson  
6801 N. Waukesha Ave.  
Chicago, IL 60646-1527

Dec ID 20211201681277  
ST/CO Stamp 1-620-510-352 ST Tax \$550.00 CO Tax \$275.00  
City Stamp 0-771-750-544 City Tax: \$5,775.00

**MAIL RECORDED DEED TO:**

Philip C. Gutsell and Andrea Peterson  
6801 N. Waukesha Ave.  
Chicago, IL 60646-1527

## JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Brian P. Giligan and Emily L. Hill, a married couple, of 6801 N. Waukesha Ave., Chicago, IL 60646-1527, , for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Philip C. Gutsell and Andrea Peterson, both unmarried persons, of 3119 N. Sheffield Ave., Apt. 3, Chicago, IL 60657-4417, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THAT PART OF THE PARCEL OF LAND HEREINAFTER DESCRIBED LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTHERLY LINE OF SAID PARCEL 86.60 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER THEREOF TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 80.28 FEET SOUTHEASTERLY OF THE SOUTHWESTERLY CORNER THEREOF; THAT PART OF LOTS 1 AND 17 (TAKEN AS A TRACT) IN BLOCK 5 IN EDGEBROOK ESTATES (HEREINAFTER DESCRIBED) DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 17 (BEING ALSO THE SOUTHEAST CORNER OF LOT 2 IN SAID BLOCK 5); THENCE SOUTHERLY ON THE EASTERLY LINE OF LOT 2 EXTENDED SOUTHERLY, A DISTANCE OF 18.53 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE DRAWN FROM THE LAST DESCRIBED POINT TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 17 AFORESAID 50 FEET SOUTHEASTERLY OF THE MOST WESTERLY CORNER OF SAID LOT 17, FOR A DISTANCE OF 7.39 FEET, TO A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN BEING DESCRIBED; THENCE CONTINUING SOUTHWESTERLY ON SAID LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID LOT 17; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF LOT 17 AND LOT 1, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 65 FEET, MORE OR LESS, TO A POINT ON SAID WESTERLY LINE 20.15 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY 136.94 FEET MORE OR LESS TO THE POINT OF BEGINNING;

ALL IN EDGEBROOK ESTATES BEING A SUBDIVISION IN FRACTIONAL SECTION 33, AND PART OF LOTS 46 AND 53 IN OGDEN AND JONES' SUBDIVISION OF BRONSONS' PART OF CALDWELL RESERVE IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1966, AS DOCUMENT NUMBER 2303207.

PIN: 10-33-115-021-0000


Property Address: 6801 N. Waukesha Ave., Chicago, IL 60646-1527

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

TO HAVE AND TO HOLD said premises not as TENANTS IN COMMON but as JOINT TENANTS forever.

# UNOFFICIAL COPY

Dated this 14<sup>th</sup> day of December, 2021

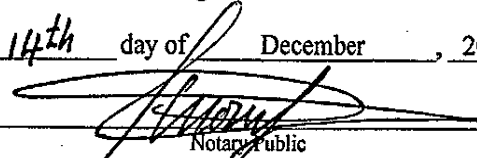
  
\_\_\_\_\_  
Brian P. Gilligan

  
\_\_\_\_\_  
Emily L. Hill

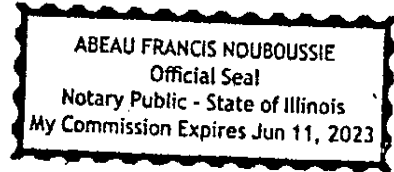
STATE OF Illinois )  
  ) SS.  
COUNTY OF COOK )


I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian P. Gilligan and Emily L. Hill, 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.

Given under my hand and notarial seal, this 14<sup>th</sup> day of December, 2021

  
\_\_\_\_\_  
Notary Public  
My commission expires: JUNE 11 - 2023

Exempt under the provisions of paragraph \_\_\_\_\_



REAL ESTATE TRANSFER TAX	31-Dec-2021
	CHICAGO: 4,125.00
	CTA: 1,650.00
	TOTAL: 5,775.00 *
10-33-115-021-0000   20211201681277   0-771-750-544	

Property of Cook County Clerk's Office