

UNOFFICIAL COPY

Doc#: 2203239067 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 08:07 AM Pg: 1 of 2

Dec ID 20211001622209
ST/CO Stamp 0-661-073-552 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-647-089-808 City Tax: \$4,725.00

WARRANTY DEED

4106666146 1/2

THE GRANTOR, Sean

Hennessy and Margaret
Hennessy, husband and wife, of
the City of Chicago, County of
Cook, Illinois, for and in
consideration of TEN (\$10.00)
DOLLARS and other good and
valuable consideration in hand
paid, CONVEYS and
WARRANTS to Wade Williams
and Aiden Evans, unmarried,
of City of Chicago, County of Cook,
State of Illinois, as Joint Tenants.

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all interest in the following
described Real Estate situation in
the County of Cook, State of
Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1: THE WEST 43.77 FEET OF LOT 7 (EXCEPT THE NORTH 12.53 FEET THEREOF) IN COMMISSIONER'S PARTITION OF THE WEST 10 ACRES OF THE SOUTH 91 7/100 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR DRIVEWAY, INGRESS AND EGRESS CREATED BY DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED NOVEMBER 25, 1998 AS DOCUMENT NO. 08068643 OVER THE FOLLOWING DESCRIBED LAND: THE EAST 62.77 FEET OF LOT 7 (EXCEPT THE NORTH 12.53 FEET THEREOF) IN COMMISSIONER'S PARTITION OF THE WEST 10 ACRES OF THE SOUTH 91 7/100 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 2113 North Kedzie Avenue, Unit A, Chicago, Illinois 60647
PIN: 13-36-113-077-0000

To Have and Hold as SOLE OWNER SUBJECT TO: A) Covenants, Conditions, and Restrictions of Record; B) Private, Public, and Utility Easements, Roads, and Highways; C) General Taxes for the year 2021 and subsequent years; and D) Zoning and Building Restrictions, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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DATED this 24th day of October 2021

Sean Hennessy
Sean Hennessy

Margaret Hennessy
Margaret Hennessy

GRANTEES: Wade Williams and Aiden Evans

Name of Person Preparing Deed: Rachel Sandler, 53 West Jackson, Suite 1442, Chicago, Illinois 60604

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 Sean Hennessy and Margaret Hennessy, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal this 24th day of October 2021,

Notary Public: *Rachel Sandler*
Commission Expires: 8/17/2025


MAIL TO:

The Gunderson Law Firm
2155 W. Roscoe St.
Ste. 1 South
Chicago, IL 60618





SEND TAX BILLS TO:

Wade Williams and Aiden Evans
2113 North Kedzie Avenue, Unit A
Chicago, Illinois 60647
Grantees Address

REAL ESTATE TRANSFER TAX		17-Jan-2022
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00*

13-36-113-077-0000 | 20211001622209 | 0-647-080-808
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-Jan-2022
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00

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