

Return to:
Lakeland Title
1300 Broadway, Suite 200
Naperville, IL 60563

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1022178-0C 1of2
WARRANTY DEED

AFTER RECORDING MAIL TO:
~~John Patrick Murray and Isabel Malone~~
~~1444 S. Federal Street, Unit #E~~
~~Chicago, IL 60605~~
~~Boedell & Domanskis, LLC~~
~~4 W Franklin St, Suite 1200~~
~~Chicago, IL 60606~~
MAIL REAL ESTATE TAX BILL TO:
John Patrick Murray and Isabel Malone
1444 S. Federal Street, Unit #E
Chicago, IL 60605

Doc#: 2206706102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2022 09:11 AM Pg: 1 of 4

Dec ID 20220101691841
ST/CO Stamp 1-734-604-432 ST Tax \$812.50 CO Tax \$406.25
City Stamp 0-281-906-832 City Tax: \$8,531.25

(Reserved for Recorders Use Only)


THE GRANTOR: Melissa Orth Fray, as Trustee of the Melissa Orth Fray Living Trust
Dated May 13, 2010, for _____, for and in consideration
of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand
paid, CONVEYS AND WARRANTS to John Patrick Murray and Isabel Malone, husband and wife,
as tenants by the Entirety of 1242 S. Federal St, Unit B Chicago, IL 60605, to
have and to hold as the following described Real Estate as, situated in the County of Cook in
the State of Illinois, to wit:



SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1444 S. Federal Street Unit #E, Chicago, IL 60605
PIN: 17-21-211-025-0000

AS TENANTS BY THE ENTIRETY, Hereby releasing and waiving all rights under and by virtue
of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b)
Special Assessments confirmed after Contract date; (c) Building, building line and use or
occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e)
Easements for public utilities; (f) Drainage ditches, feeders, laterals and drains, pipe or other
conduit.

REAL ESTATE TRANSFER TAX		14-Jan-2022
	CHICAGO:	6,093.75
	CTA:	2,437.50
	TOTAL:	8,531.25 *
17-21-211-025-0000 20220101691841 0-281-906-832		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		14-Jan-2022
	COUNTY:	406.25
	ILLINOIS:	812.50
	TOTAL:	1,218.75
17-21-211-025-0000 20220101691841 1-734-604-432		

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DATED this 21 day of 12, 2021.

Melissa Orth Fray
Melissa Orth Fray, as Trustee of the
Melissa Orth Fray Living Trust Dated May
13, 2010

STATE OF California
COUNTY OF Los Angeles) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Melissa Orth Fray, as Trustee of the Melissa Orth Fray Living Trust Dated May 13, 2010 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 official seal this 21 day of December, 2021.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:
Alexander A. Echevarria
Attorney at Law
830 North Blvd., Suite A
Oak Park, IL 60301

*See Attached
12/21/2021*

County Clerk's Office

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

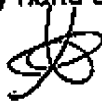
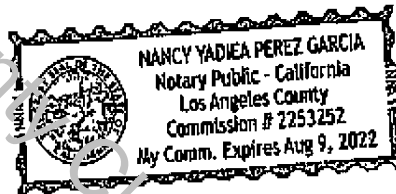
County of Los Angeles }

On December 21, 2021 before me, Nancy Yadira Perez Garcia - Notary Public
(Here insert name and title of the officer)
 personally appeared Melissa Orth Fray

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 12/21/2021

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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PARCEL 1: THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREET AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID BLOCK, 71.66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES, 00 MINUTES 00 SECONDS EAST PERPENDICULAR THERETO FOR DISTANCE OF 189.83 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH 00 DEGREES 08 MINUTES 18 SECONDS EAST ALONG SAID EAST LINE, 14.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES WEST, 57.20 FEET; THENCE NORTH 45 DEGREES WEST, 7.07 FEET; THENCE NORTH 00 DEGREES EAST, 124.97 FEET; THENCE NORTH 34 DEGREES 37 MINUTES 01 SECONDS WEST, 28.16 FEET; THENCE NORTH 00 DEGREES EAST, 39.33 FEET; THENCE NORTH 45 DEGREES EAST, 20.68 FEET; THENCE NORTH 90 DEGREES EAST, 64.08 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE SOUTH 00 DEGREES 08 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE, 207.08 FEET TO THE POINT OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 99.04 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 50 MINUTES 58 SECONDS WEST, 62.44 FEET TO THE WEST LINE OF SAID TRACT AND EXCEPT FROM SAID TRACT THAT PART THEREOF LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 117.78 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 50 MINUTES 58 SECONDS WEST 62.48 FEET TO THE WEST LINE OF SAID TRACT) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, DRAINAGE, USE AND ENJOYMENT, FOR THE BENEFIT OF PARCEL 1 OVER, UPON AND ACROSS THAT PART OF BLOCK 7 DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS RECORDED AS DOCUMENT 90211110, AND AS DELINEATED ON THE PLAT OF DEARBORN PRAIRIE TOWNHOMES, RECORDED AS DOCUMENT 90211109.

PIN: 17-21-211-025-0000