

703615 UNOFFICIAL COPY

WARRANTY DEED (Illinois)



Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

THIS DEED is made as of the 16 day of February, 2022, by and between

Doc# 2208408135 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/25/2022 03:19 PM PG: 1 OF 5

NICOLA GENELLY, A WIDOW

“Grantor,” whether one or more),

and

P

CARL PHILIP HAUCK AND ABIGAIL

A ANNE HUMBER,

as joint tenants

(“Grantee,” whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 13-15-306-068-0000 (VOL: 339) (VOL: 510)

COMMONLY KNOWN AS: 4545 W. HUTCHINSON ST., CHICAGO, IL 60641

SPS
P
S
SC
INT JP

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 16 day of February, 2022.

Nicola Genelly
NICOLA GENELLY

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: _____

SEND SUBSEQUENT TAX BILLS TO: CARL PHILIP HAUCK AND ABIGAIL ANNE HUMBER
4545 W. HUTCHINSON ST., CHICAGO, IL 60641

OR RECORDER'S OFFICE BOX NO. _____

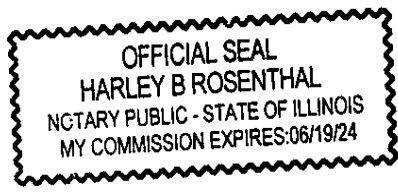
STATE OF IL }
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that NICOLA GENELLY 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 she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of February, 2022.

Notary Public [Signature]

My Commission Expires: 6-19-24



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File No: 763615

EXHIBIT "A"

LOT 3 IN THE TERRACE OF OLD IRVING PARK, BEING A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED DECEMBER 27, 1995 AS DOCUMENT NUMBER 95897748.

P10: 13-15-306-068-00000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

24-Feb-2022



CHICAGO:

4,102.50

CTA:

1,641.00

TOTAL:

5,743.50*

13-15-306-068-0000 | 20220201634257 | 1-191-229-840

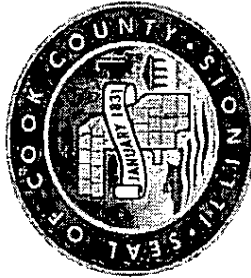
* Total does not include any applicable penalty or interest due

County Clerk's Office

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REAL ESTATE TRANSFER TAX

24-Feb-2022



COUNTY:
ILLINOIS:
TOTAL:

273.50
547.00
820.50

13-15-306-068-0000

20220201634257

1-733-540-240

Property of Cook County Clerk's Office