

UNOFFICIAL COPY

764294

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc# 2217534218 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/24/2022 02:26 PM PG: 1 OF 5

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

Preparer File: Fitzgerald
File No.: 764294

THE GRANTOR(S) **Chad Fitzgerald and Kellie Fitzgerald**, a married couple, of 1436 W Wellington, Chicago, IL 60657, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, **Henrietta Bindy Sefton**, Single Person, of 838 W. Diversey Pkwy, Apt 2W, Chicago, IL 60614, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 27 IN SUBDIVISION OF BLOCK 13 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY SUBDIVISION IN THE NORTH WEST 1/4 OF SECT ON 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways; General taxes for the year 2021, 2022 and subsequent years.

PIN: 14-29-113-013-0000

Real Estate Property known as: 1436 W Wellington, Chicago, IL 60657

Dated this 6/6/22 day of JUNE, 2022

[Signature]
Chad Fitzgerald

[Signature]
Kellie Fitzgerald

Property of Cook County Clerk's Office

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STATE OF IL, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Chad Fitzgerald**, 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 6 day of June 2022

[Handwritten Signature]
Notary Public



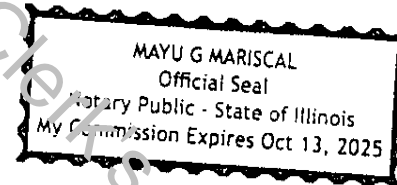
STATE OF IL, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Kellie Fitzgerald**, 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal

this 6 day of June 2022

[Handwritten Signature]
Notary Public



Prepared by:
Gurney Law Group LLC
150 S. Wacker Drive, Suite 2400
Chicago, IL 60606

Mail to: Herietta Binky Serton
1436 W. Wellington Ave
Chicago IL 60657
Name and Address of Taxpayer:

Same

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File No: 764294

EXHIBIT "A"

LOT 27 IN SUBDIVISION OF BLOCK 13 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY
SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 14-29-113-013-0000

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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

13-Jun-2022



CHICAGO:	10,500.00
CTA:	4,200.00
TOTAL:	14,700.00 *

14-29-113-013-0000 | 20220601643469 | 0-237-252-688

*Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

13-Jun-2022



COUNTY:	700.00
ILLINOIS:	1,400.00
TOTAL:	2,100.00

14-29-113-013-0000

202220601643469

0-100-872-272

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