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GENERAL WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 2219333004 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2022 09:09 AM Pg: 1 of 3

Dec ID 20220601662893
ST/CO Stamp 1-529-206-864 ST Tax \$441.00 CO Tax \$220.50
City Stamp 1-567-545-424 City Tax: \$4,630.50

THE GRANTOR,

*Stephanie Phillips, n/k/a
Stephanie Hillyard, a divorced woman, for and in
consideration of TEN AND NO/100ths DOLLARS
(\$10.00), in hand paid, CONVEYS and
WARRANTS to Gerard J. Tassin and Daphne M.
Tassin, Tenants by the Entirety and not a Tenants in
Common, interest in fee simple of the following
described Real Estate situated in the County of Cook,
in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit A.

hereby releasing and waiving all rights under and by
virtue of the Homestead Exemption Laws of the State
of Illinois.

SUBJECT TO: General taxes for 2021 and subsequent years; covenants, conditions and restrictions of record
and public and utility easements.

Permanent Real Estate Index Number(s): 14-08-419-051-1004
14-08-419-051-1015

Address(es) of Real Estate: 817 W. Gunnison St., Unit 1 and P-2, Chicago, IL 60640

DATED this 29th day of June, 2022.

By: Stephanie Hillyard
Stephanie Hillyard, individually

This instrument was prepared by: Michelle M. Montgomery, James D. Montgomery & Associates, Ltd.
33 W. Monroe Street, Suite 1375, Chicago, Illinois 60603

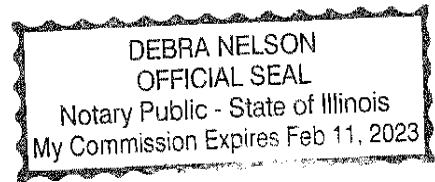
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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephanie Hillyard, 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 the said instrument as her free and voluntary act, for the uses and purposes set forth herein.

Given under my hand and official seal, this 29th day of June, 2022.

Debra Nelson
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

UNIT 817-1 AND P-2 IN OXFORD GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 135 FEET OF LOT 51 LYING WEST OF WESTERLY LINE OF LINCOLN PARK AS DETERMINED BY DECREE OF CIRCUIT COURT CASE 322542 IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88388613 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMON DESCRIPTION: 817 W. Gunnison Street, Unit 1 and P-2, Chicago, IL 60640

PINS: 14-08-419-051-1004
14-08-419-051-1015

MAIL RECORDED DEED TO:
Shane Mowrey, Esq.
Attorney at Law
4320 W. Irving Park Road #1
Chicago, IL 60641

SEND SUBSEQUENT TAX BILLS TO:
Gerard and Daphne Tassin
817 W. Gunnison St., Unit 1
Chicago, IL 60640

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