

UNOFFICIAL COPY

Doc#: 2225506415 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2022 01:46 PM Pg: 1 of 3

Dec ID 20220801698699
ST/CO Stamp 1-482-166-864 ST Tax \$1,445.00 CO Tax \$722.50
City Stamp 0-135-795-280 City Tax: \$15,172.50

PT22-85233
1/2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Michael R. Fraser, now married to Kelly Fraser, of the City of Chicago, State of Illinois, County of Cook for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to Patrick Flaherty and Brittany Flaherty, Husband and Wife, as Tenants by the Entirety, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Permanent Real Estate Index Number: 14-19-406-020-0000

Address of Real Estate: 3540 North Paulina Avenue
Chicago, Illinois 60657

Dated this 28th day of July, 2022.

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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Michael R. Fraser



Kelly Fraser

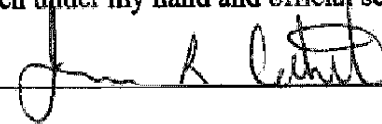
(Signing for the sole purpose of waving any and all Homestead Rights)

STATE OF ILLINOIS)

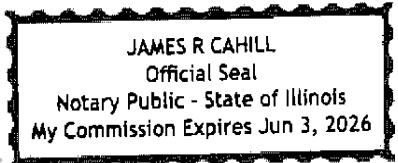
COOK) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael R. Fraser 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 he signed, sealed 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 20th day of July, 2022.



(Notary Public)



Prepared By:
Law Office of Aaron Minkus
134 N. LaSalle, Suite 1720
Chicago, Illinois 60601

Mail To:
KIM FREELAND
806 NORTH PEORIA
CHICAGO IL 60642

Name & Address of Taxpayer:
P. + B FLAHERTY
3540 N. Paulina
CHICAGO IL 60657

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EXHIBIT A - LEGAL DESCRIPTION

Lot 45 in Block 3 in L. Turners Resubdivision of Blocks 1, 2, 3, 4, 5 and 6 in L. Turners Subdivision of the Northeast 1/2 of the East 1/2 of the South East 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office