

PT22-85932

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# UNOFFICIAL COPY

Doc#: 2226612116 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/23/2022 11:33 AM Pg: 1 of 2

Dec ID 20220801624554

ST/CO Stamp 0-603-757-136 ST Tax \$750.00 CO Tax \$375.00

City Stamp 1-686-870-608 City Tax: \$7,875.00

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, PATECK FLAHERTY and BRITTANY FLAHERTY, Husband and Wife, CONVEY and WARRANT to ERIKA BREWER, a single woman at 2740 W. 1<sup>st</sup> St, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 2 IN THE 2444 N. SEMINARY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 AND THE NORTH 16 FEET OF LOT 7 IN BLOCK 1 IN LIND AND SWAN'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0436234148, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0436234148.

SUBJECT TO: covenants, conditions, and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Numbers: 14-29-421-042-1002

Address (es) of Real Estate: 2444 North Seminary Avenue, Unit 2, Chicago, Illinois 60614

Prepared by: Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642

### Mail To:

Erika Brewer  
2444 North Seminary Avenue  
Unit 2  
Chicago, IL 60614

### Name and Address of Taxpayer:

Erika Brewer  
2444 North Seminary Avenue  
Unit 2  
Chicago, Illinois 60614

PROPER TITLE, LLC

## UNOFFICIAL COPY

This Aug 26 day of 20 22

PATRICK FLAHERTY

BRITTANY FLAHERTY

STATE OF

ILLINOIS

SS.

COUNTY OF

Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that PATRICK FLAHERTY and BRITTANY FLAHERTY, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this

26th

day of

August

, 20 22

Kimberly S. Freeland

(Notary Public)

