

# UNOFFICIAL COPY

Doc# 2227107024 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2022 08:07 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**

Dec ID 20220901648168  
ST/CO Stamp 0-240-416-336 ST Tax \$1,650.00 CO Tax \$825.00  
City Stamp 0-120-485-456 City Tax: \$17,325.00

**GIT**

W1072397 65 (1)

**THE GRANTOR**, John Downes Construction, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Kaili Emmrich and Benjamin A Emmrich, ~~husband and wife~~, not as joint tenants or tenants in common but as tenants by the entirety,  
wife and husband  
**(GRANTEE'S ADDRESS)** 1759 W. Cullerton unit 1S, Chicago, Illinois 60608

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Permanent Real Estate Index Number(s): 17-07-210-039-0000  
Address(es) of Real Estate: 1718 W. Erie, Chicago, Illinois 60622

St.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 23rd day of September, 2022.

John Downes Construction, Inc.

By

  
John Downes  
President

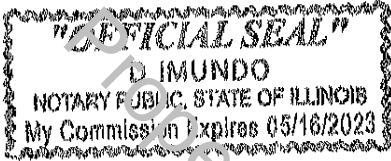
Attest

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that John Downes, personally known to me to be the President of the John Downes Construction, Inc., and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such John Downes as President signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of Sept 2022



[Signature] (Notary Public)

**Prepared By:** David Gaughan  
617 Devon  
Park Ridge, Illinois 60068

**Mail To:**

**Name & Address of Taxpayer:**  
Kaili Emmrich and Benjamin A Emmrich  
1718 W. Erie St.  
Chicago, Illinois 60622

REAL ESTATE TRANSFER TAX		27-Sep-2022
	COUNTY:	825.00
	ILLINOIS:	1,650.00
	TOTAL:	2,475.00
17-07-210-030-0000   20220901648168   0-240-416-336		

REAL ESTATE TRANSFER TAX		27-Sep-2022
	CHICAGO:	2,375.00
	CTA:	4,050.00
	TOTAL:	17,325.00 *
17-07-210-030-0000   20220901648168   0-120-405-456		
* Total does not include any applicable penalty or interest due.		

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## EXHIBIT "A"

LOT 41 IN BLOCK 15 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7,  
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

Property address: 1718 West Erie Street, Chicago, IL 60622  
Tax Number: 17-07-210-039-0000

Property of Cook County Clerk's Office