PT23 - 960 82 UNOFFICIAL COP'

Doc#. 2334806113 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/14/2023 10:57 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20231101668585

ST/CO Stamp 2-027-075-536 ST Tax \$890.00 CO Tax \$445.00

City Stamp 0-416-462-800 City Tax: \$9,345.00

Patrick Pegnan and Suzanne Degnan, husband and wife, 2520 North Sheffield Avenue, Unit T, Chicago, II ov614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuatio consideration, CONVEY(S) and WARRANT(S) to Kenna Scannell, an umarried woman, 2525 North Sheffield Avenue, Unit T, Chicago, IL 60614 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-29-418-039-1020

Address of Real Estate: 2520 North Sheffield Avenue, Unic 7, Chicago, IL 60614

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Patrick Degnan

Suzanne Degnan

STATE OF SS)

COUNTY OF SS)

<u>ACKNOWLEDGMENT</u>

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Patrick Degnan and Suzanne Degnan** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this

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Official Seal
Teresa Lynn West

Commission expires Public State of Illinois

Notary Public

Prepared By:

Matthew Rich, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Kenna Scannell and Timothy Scannell 2520 North Sheffield Avenue Unit T Chicago, IL 60614

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"Exhibit A - Legal Description"

Unit Number "T" in Sheffield-Lill Townhouse Condominium as delineated on a survey of the following described real estate: Lots 1 through 4, inclusive in John D. Haake's Subdivision of Lots 8,9 and 10 in Block 17 in Canal Trustee's Subdivision of the East 1/2 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as exhibit "A" to Declaration of Condominium recorded March 11,1987 as Document Number 87133630, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of County Clark's Office