

# UNOFFICIAL COPY

**PREPARED BY:**

Law Offices of Alan J. Bernstein, Ltd.  
10 South LaSalle Street, Suite 1420  
Chicago, Illinois 60603

**RETURN TO:**

John Fitzpatrick  
11011 South Kedzie  
Chicago, Illinois 60655

**SEND TAX BILL TO:**

Michael Flannery  
2606 W. 110<sup>th</sup> Street  
Chicago, Illinois 60655

24-00626  
1/1

Doc#: 2414427183 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/23/2024 2:56 PM Pg: 1 of 3

Dec ID 20240501694654  
ST/Co Stamp 0-089-725-232 ST Tax \$262.00 CO Tax \$131.00  
City Stamp 0-099-162-416 City Tax \$2,751.00

## WARRANTY DEED

The Grantors, Raymond J. Fineron, a divorced man not since remarried and Susan L. Fineron aka Susan Boettger Fineron, a divorced woman not since remarried

(The above space for Recorder's use only)

of the City of Chicago, County of Cook, for and in consideration of **Ten and 00/100ths (\$10.00)** Dollars and other good and valuable consideration, in hand paid, convey and warrant to **Michael Flannery, a divorced man not since remarried, and Robert Dunleavy, a married man, as Tenants in Common \*THIS IS NOT HOMESTEAD PROPERTY\***, whose address is located in the City of Chicago and County of Cook in the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION 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 Real Estate Taxes for 2023 and 2024 and subsequent years; covenants, conditions and restrictions of record; zoning and building laws and ordinances, roads and highways, if any, and public utilities.

Permanent Index Number: 24-13-419-032-0000

**PROPER TITLE, LLC**

Property Address: 2606 West 110<sup>th</sup> Street, Chicago, Illinois 60655

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Dated this 24 day of April, 2024

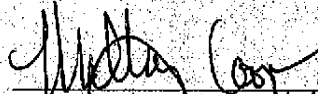


Raymond J. Fineron

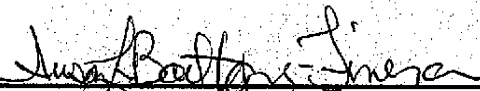
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

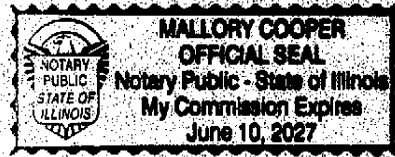
I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that **Raymond J. Fineron**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 Notarial Seal this 24 day of April, 2024

  
Notary Public, State of Illinois

Dated this 24 day of April, 2024

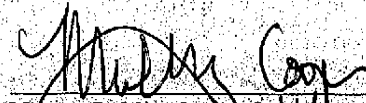
  
Susan L. Fineron a/k/a Susan Boettger-Fineron

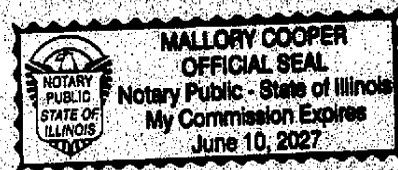


STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that **Susan L. Fineron a/k/a Susan Boettger-Fineron**, 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 they signed, sealed and delivered the said instrument as their 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 Notarial Seal this 24<sup>th</sup> day of April, 2024

  
Notary Public, State of Illinois



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EXHIBIT "A"  
LEGAL DESCRIPTION

**Parcel 1:**

**LOT 1 (EXCEPT THE WEST 31.25 FEET THEREOF) AND THE WEST 17.50 FEET OF LOT 2 IN A RESUBDIVISION OF LOTS 11 AND 12 IN BLOCK 9 IN OVIATT'S SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**ALSO**

**PARCEL 2:**

**THE EAST 31.25 FEET OF THE WEST 62.50 FEET OF LOT 10 IN BLOCK 9 IN OVIATT'S SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office