

UNOFFICIAL COPY

Prepared by:
James A. Erwin
Erwin Law LLC
4043 N. Ravenswood, #208
Chicago, Illinois 60613



Doc# 2414511008 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/24/2024 10:15 AM
PAGE: 1 OF 3

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WARRANTY DEED

Joseph C. O'Brien and Cynthia A. Hadesman, married to each other as husband and wife ("Grantor"), of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten and 00/100 dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to **JOHN EMSLIE, as Trustee of THE 4158 N GREENVIEW TRUST under agreement dated April 10, 2024** ("Grantee"), whose address is _____, the following-described real estate (the "Real Estate") situated in Cook County, Illinois:

LOT 1 IN BLOCK 6 IN ASHLAND ADDITION TO RAVENSWOOD, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4158 N. Greenview Avenue, Chicago, Illinois 60613

Property Index Numbers: 14-17-308-018-0000

Together with the tenements and appurtenances thereunto belonging,

Subject only to: (a) terms, provisions, covenants, conditions, restrictions and building lines and easements of record; (b) general real estate taxes not yet due or payable; and (c) acts of the Grantee.

S 4
P 3
S 4
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INT JP

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the 5th day of April, 2024.

By: [Signature]
Joseph C. O'Brien

By: [Signature]
Cynthia A. Hadesman

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Micia Erwin, a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph C. O'Brien and Cynthia A. Hadesman, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th day of April, 2024.

[Signature]
Notary Public

My Commission Expires:



Mail Tax Bills to:

John Emalie Astrustee
4458 N GREENVIEW
CHICAGO IL 60613

After Recording, Mail to:

LISA SAUL
191 N. WALKER #31ST F
CHICAGO, IL 60606

REAL ESTATE TRANSFER TAX		08-May-2024
CHICAGO:		25,875.00
CTA:		10,350.00
TOTAL:		36,225.00 *

REAL ESTATE TRANSFER TAX		08-May-2024
COUNTY:		1,725.00
ILLINOIS:		3,450.00
TOTAL:		5,175.00

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSD041047NA

For APN/Parcel ID(s): 14-17-308-018-0000

LOT 1 IN BLOCK 8 IN ASHLAND ADDITION TO RAVENSWOOD, A SUBDIVISION IN THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office