

UNOFFICIAL COPY



Doc#: 0414629377
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/25/2004 02:26 PM Pg: 1 of 3

1 OF 2
WARRANTY DEED

This Indenture, made this
31st day of March 2004,
between, Kenneth O'Riordan
and Yvonne Curran, ^{HUSBAND AND}
_{WIFE}
a party of the first part,
and David E. McKeon
and Karen Y. McKeon,

a party of the second part,
WITNESSETH, that the party
of the first part, for and
in consideration of the sum
of Ten 00/100 Dollars (10.00)

and good and valuable consideration in hand paid by the party of
the second part, the receipt whereof is hereby acknowledged, and
pursuant to authority of the President and Secretary thereof, by
these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT
unto the party of the second party as TENANT BY THE ENTIRETY,
not as joint tenants and not as tenants in common to their heirs
and assigns, FOREVER, all the following described real estate,
situated in the County of Cook and State of Illinois unknown and
described as follows, to wit:

LEGAL DESCRIPTION OF THE LAND:

PARCEL 1:

LOT 2 IN THE RESUBDIVISION OF LOTS 27, 28, 29, 30 AND 31 IN
BLOCK 2 IN H. C. BUECHNER'S SUBDIVISION OF BLOCK 1 IN THE
SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2
OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 5 FEET OF ALLEY LYING NORTH OF AND ADJOINING LOT 2 OF
PARCEL 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditament and
appurtenances thereunto belonging, or in anyway appertaining,
and the reversion and reversions, remainder and remainders,
rents, issues and profits thereof, and all the estate, right,
title, interest, claim or demand whatsoever, of the party of the
first part, either in law or in equity, of, in and to the above

Box # 333

24026252 CTRC CLECH
SA 7405085
AND
ABSTRACT

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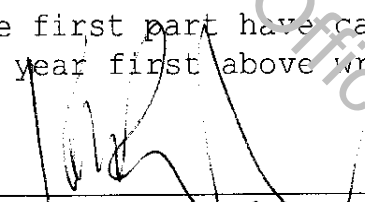
described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights
- (c) Applicable Zoning and Building Laws and Ordinances;
- (d) Roads and Highways, if any;
- (e) Unrecorded public utility easements, if any;
- (f) Grantee's Mortgage, if any;
- (g) Plats of dedication and covenants thereof, if any;
- (h) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 14-19-207-038-0000

Address of Real Estate: 1632 WEST BYRON STREET CHICAGO, IL.

IN WITNESS WHEREOF, said party of the first part have caused their names to be signed the day and year first above written.




 Kenneth O'Riordan




 Yvonne Curran

City of Chicago  Real Estate
 Dept. of Revenue Transfer Stamp
 334850 \$6,030.00
 04/01/2004 09:40 Batch 07281 28

STATE TAX

 STATE OF ILLINOIS
 MAY. 17. 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000069304
 REAL ESTATE TRANSFER TAX
 00804.00
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 COUNTY TAX
 MAY. 17. 04
 REVENUE STAMP

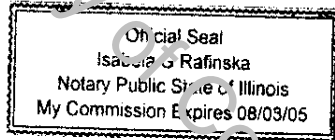
000069378
 REAL ESTATE TRANSFER TAX
 00402.00
 FP 102802

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State of Illinois)) SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Kenneth O'Riordan and Yvonne Curran**, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally 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 official seal, this **31st day of March, 2004.**



Isabela G. Rafinska
NOTARY PUBLIC

Send Deed To:

John R. O'Brien, Jr.

Name:
*33 N. Dearborn
Suite 1415*

Address:
Chicago, IL 60602
City, State and Zip

Name: _____

Address: _____

City, State and Zip _____

Prepared by:
John D. Colbert & Associates
Attorneys at Law
2724 N. Lincoln Avenue
Chicago, Illinois 60614
773-435-0173

Property of Cook County Clerk's Office