

UNOFFICIAL COPY

PREPARED BY:

John Papadia
8501 West Higgins Road, Suite 340
Chicago, IL 60631



Doc#: 0417616074
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/24/2004 10:01 AM Pg: 1 of 2

1319280 1/2
0826181

MAIL TAX BILL TO:

Matthew Taylor
7808 West Higgins Road
Chicago, IL 60631

MAIL RECORDED DEED TO:

MATTHEW TAYLOR
8501 W. HIGGINS
CHICAGO, IL 60631

TENANCY BY THE ENTIRETY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Michael J. Walsh and Karen A. Walsh, husband and wife, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Matthew Taylor and Natalie Garcia Taylor, of 6826 W. Gunnison, Harwood Heights, IL 60706, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: ✓

The South 33.50 feet (as measured along and at right angles to the West line thereof) of the West 70.01 feet of the East 395.41 feet (as measured along the center line of Higgins Road also being the Southerly line of Lot 2 in Assessor's Subdivision) of that part of Lot 2 lying North of the Northerly line of Higgins Road in Assessor's Subdivision of the South 1/2 of Section 1, Township 41 North, Range 12 East of the Third Principal Meridian, (except the North 358 feet of that part of Lot 2 lying South of the North 15 acres thereof) in Cook County, Illinois.

Parcel 2: The North 19 feet (as measured at right angles to the North line thereof) of the West 120.72 feet of the East 395.41 feet (as measured along the center line of Higgins Road, also being the Southerly line of Lot 2 in Assessor's Subdivision) of Lot 2 in Assessor's Subdivision of the South 1/2 of Section 1, Township 40 North, Range 12 East of the Third Principal Meridian (except the North 358.0 feet of that part of Lot 2 lying South of the North 15 acres thereof) in Cook County, Illinois, beginning at the Northwest corner of the above described tract; thence East along the North line of said tract 27.78 feet; thence Southwesterly to a point in the South line of said tract 11.31 feet East of the Southwest corner thereof; thence West 11.31 feet to the Southwest corner of said tract; thence North to the place of beginning.

Parcel 3: Easement as set forth in the Declaration of Easement and Exhibit "1" thereto attached dated April 19, 1963, and recorded April 22, 1963, as Document 18775486 made by Higgins Canfield-Building Corporation, a corporation of Illinois, as created by the Deed from Higgins-Canfield Building Corporation to Frank M. Mozgowiec and Gertrude Mozgowiec dated July 15, 1963, and recorded July 4, 1963, as Document 18902945 for the benefit of Parcel 1 aforesaid for ingress and egress and driveway over and across: The West 18.0 feet as measured at right angles to the West line thereof (except the North 30.0 feet as measured at right angles to the North line thereof) and the South 11.0 feet of the North 30.0 feet (as measured at right angles to the North line thereof) (except any part of the above falling in Parcel 1 aforesaid)

also
Easement for ingress and egress over and across: The East 3.50 feet of the West 69.71 feet as measured at right angles to the West line thereof (except the North 30.0 feet as measured at right angles to the North line thereof) also (except that part thereof falling in Parcel 1 aforesaid)

also
The East 3.5 feet as measured at right angles to the East line thereof (except the North 30.0 feet as measured at right angles to the North line thereof) All the above easements to fall in the following described property: The West 120.72 feet of the East 395.41 feet

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Warranty Deed – Tenancy By the Entirety - Continued

(as measured along the center line of Higgins Road also being the Southerly line of Lot 2 in Assessor's Subdivision) of Lot 2 in Assessor's Subdivision of the South 1/2 of Section 1, Township 40 North, Range 12, East of the Third Principal Meridian, (except the North 358.0 feet of that part of Lot 2 lying South of the North 15 acres thereof), all in Cook County, Illinois.

Permanent Index Number(s): 12-01-311-075
Property Address: 7808 West Higgins Road, Chicago, IL 60631

Subject, however, to the general taxes for the year of 2003 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

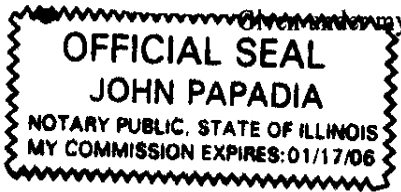
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as **JOINT TENANTS** or **TENANTS IN COMMON**, but as **TENANTS BY THE ENTIRETY** forever.

Dated this 6 Day of May 2006
Michael J Walsh
Michael J Walsh
Karen A Walsh
Karen A Walsh

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael J Walsh and Karen A Walsh, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 6 Day of May 2006
[Signature]
Notary Public
My commission expires: _____

Exempt under the provisions of paragraph _____

STATE TAX

STATE OF ILLINOIS

JUN.-7.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000056191

REAL ESTATE TRANSFER TAX
0025500
FP326652

COUNTY TAX

COOK COUNTY

JUN.-7.04

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000004244

REAL ESTATE TRANSFER TAX
0012750
FP326665

CITY TAX

CITY OF CHICAGO

JUN.-7.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004811

REAL ESTATE TRANSFER TAX
0096300
FP326650

CITY TAX

CITY OF CHICAGO

JUN.-7.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004812

REAL ESTATE TRANSFER TAX
0095000
FP326650