

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)



Doc#: 0525802176 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/15/2005 10:10 AM Pg: 1 of 2

**THE GRANTOR: CHRISTOPHER KEEGAN**, married to Tonya Keegan, of the Village of Flossmoor, Cook County, State of Illinois, for and in consideration of Ten and no/100 Dollars (10.00) in hand paid, **CONVEYS AND WARRANTS** to: **PATRICIA ARMSTRONG**, a single person, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ON REVERSE SIDE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2004 and subsequent years.

Permanent Real Estate Index Number: 31-1-221-065-0000

Address of Real Estate: 1436 William Drive, Flossmoor, Illinois 60422

*JK*  
*Rhsp*

DATED this 18<sup>th</sup> day of August, 2005.

\_\_\_\_\_  
Christopher Keegan (Seal)

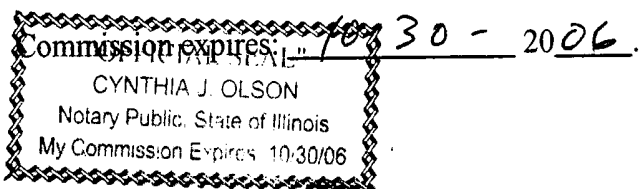
\_\_\_\_\_  
Tonya Keegan, solely for the purpose of waiving homestead rights. (Seal)

STATE OF ILLINOIS )  
)  
COUNTY OF COOK )

NOTARY PUBLIC  
STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 825  
Chicago, IL 60602  
312-849-4243

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Keegan, 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 he 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 official seal, this 18<sup>th</sup> day of August, 2005.



\_\_\_\_\_  
NOTARY PUBLIC

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 3 IN CHESTNUT HILLS UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED OCTOBER 9, 1991 AS DOCUMENT LR4001008, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 04 MINUTES 15 SECONDS WEST ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 99.78 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 0 DEGREES 04 MINUTES 15 SECONDS WEST ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 27.06 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY EXTENSION THEREOF; THENCE NORTH 82 DEGREES 34 MINUTES 20 SECONDS EAST ON THE SAID CENTER LINE OF AN EXISTING WALL AND ITS WESTERLY AND EASTERLY EXTENSIONS, A DISTANCE OF 129.99 FEET TO A POINT 15.00 FEET WESTERLY OF THE EAST LOT LINE OF SAID LOT 3, AS MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 7 DEGREES 36 MINUTES 13 SECONDS EAST, PARALLEL WITH THE EAST LOT LINE OF SAID LOT 3, A DISTANCE OF 26.84 FEET; THENCE SOUTH 82 DEGREES, 34 MINUTES 20 SECONDS WEST ON THE CENTER LINE OF AN EXISTING WALL AND ITS EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 133.54 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 1 FILED OCTOBER 1, 1975 AS DOCUMENT LR2832429 AND AS SHOWN ON THE PLAT OF CHESTNUT HILL UNIT NUMBER 2 FILED MAY 16, 1980 AS DOCUMENT LR3161201 AND AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 3 FILED OCTOBER 4, 1991 AS DOCUMENT LR4001008 AND AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CHESTNUT HILL HOMEOWNERS ASSOCIATION FILED FEBRUARY 17, 1989 AS DOCUMENT LR3774133 AND AS AMENDED AND AS CREATED BY DEED RECORDED OCTOBER 18, 1993 AS DOCUMENT NUMBER 93834520 FOR INGRESS AND EGRESS OVER THE WEST 15 FEET OF LOT 5 IN CHESTNUT HILLS UNIT NO. 3, AFORESAID, IN COOK COUNTY, ILLINOIS.

STATE TAX  
STATE OF ILLINOIS  
AUG. 31.05

# 0000028665  
REAL ESTATE TRANSFER TAX  
00-195.00

This instrument was prepared by:  
**LAW OFFICES OF CARL L. EVANS, JR.**  
12616 S. HARLEM AVENUE  
PALOS HEIGHTS, ILLINOIS 60463

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 31.05  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
00097.50  
FP 102810  
# 0000028665

MAIL TO: *PATRICIA A. ARMSTRONG*  
*1436 William*  
*ROSSMOOR, IL*  
*60422*

SEND SUBSEQUENT TAX BILLS TO:  
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\_\_\_\_\_  
\_\_\_\_\_

