

# UNOFFICIAL COPY

## WARRANTY DEED

**GRANTOR, Terrence C. Kelly**, of 3400 SW 27<sup>th</sup> Avenue, #707, Coconut Grove, Florida 33133,

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

**CONVEYS and WARRANTS** to the **GRANTEES**, an undivided 50% of my remaining one-half interest in the foregoing property to:

**Shannon Lyn Kelly**, an unmarried person, of 333 N. Fletcher Ave., Fernandina Beach, Florida 32034, and **Megan Ann Kelly**, an unmarried person, of 333 N. Fletcher Ave., Fernandina Beach, Florida 32034, not as joint tenants but as **tenants in common**, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO

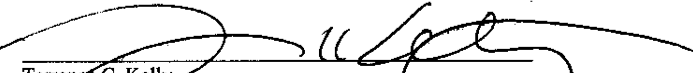
PERMANENT INDEX NUMBER: 09-16-300-113-1020 Vol, 0089

Commonly known as: 555 River Road, Unit 404, Des Plaines, Illinois 60016


**SUBJECT TO:** (1) Real estate taxes for the year 2005 and subsequent years. (2) Covenants, conditions and restrictions apparent or of record. (3) All applicable zoning laws and ordinances;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not as **TENANTS IN COMMON** forever.

DATED this 19 day of January, 2006.

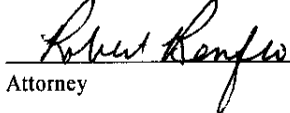
  
Terrence C. Kelly  
STATE OF FLORIDA )  
COUNTY OF DADE )

On this 19 day of January, 2006, appeared before me Terrence C. Kelly, personally known to me, and acknowledged that he signed the foregoing instrument as his free and voluntary act.

  
Notary Public

Jeffrey D. Catanach  
My Commission DD283445  
Expires January 21, 2008

Exempt Under Provisions of Paragraph (e) Section 31-45, (Property Tax Code, Real Estate Transfer Tax Law)

  
Attorney  
1/23/06  
Date

RLRdc/R:\13000s\13200-13299\13211-1\Deed No. 2.wpd

<b>Deed prepared by:</b> Brett M. Dale Huck Bouma PC 1755 S. Naperville Road, #200 Wheaton, Illinois 60187	<b>Send tax bill to:</b> Shannon Lyn Kelly & Megan Ann Kelly 555 River Road, Unit 404 Des Plaines, Illinois 60016	<b>After recording return to:</b> Brett M. Dale Huck Bouma PC 1755 S. Naperville Road, #200 Wheaton, Illinois 60187
------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------



Doc#: 0605247011 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/21/2006 07:39 AM Pg: 1 of 4

For Recorder's Use

Exempt deed or instrument eligible for recordation without payment of tax.

S. Brown 1/25/06  
City of Des Plaines

# UNOFFICIAL COPY

## EXHIBIT "A"

PARCEL 1:  
UNIT NO. 404 IN THE RIVERWALK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16 THROUGH 26, BOTH INCLUSIVE; ALL OF THE EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING LOTS 19 AND 22, NORTH OF AND ADJOINING LOTS 20 AND 21, EASTERLY OF THE EASTERLY LINE OF DES PLAINES AVENUE AND WESTERLY OF THE WESTERLY LINE OF CHICAGO AVENUE; ALL OF THE NORTH AND SOUTH ALLEY LYING EASTERLY OF AND ADJOINING LOTS 16 THROUGH 19, BOTH INCLUSIVE, WESTERLY OF AND ADJOINING LOTS 22 THROUGH 26, BOTH INCLUSIVE, SOUTHERLY OF THE NORTHERLY LINE OF SAID LOTS 16 AND 26 EXTENDED NORTH OF THE SOUTH LINE OF SAID LOTS 19 AND 22 EXTENDED:

ALL IN LEE'S SUBDIVISION OF LOTS 10, 11, 12 AND 13 OF HODGE'S SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 23, 1980 AND KNOWN AS TRUST NUMBER 98112996 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 24, 1988 AS DOCUMENT NUMBER 88-279,710, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION AS SAME ARE FILED OF RECORD, PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

PARCEL 2:  
THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE NO. 43 AND STORAGE SPACE NO. S-29, A LIMITED COMMON ELEMENT.

Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Jan 19, 2006

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said  
This 19th day of January, 2006.  
Notary Public [Signature]



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date Jan 19, 2006

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said  
This 19th day of January, 2006.  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

