## **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 Kel'y, ar unmarried person, of 333 N. Fletcher Ave., Fernandina Beach, Florida

32034, not as joint tenants by as tenants in common, the following described real estate:

For Recorder's Use

SEE EXHIBIT "A" ATTACHED ACKETO

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

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

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

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

City of Des Plaines

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 \\day of January, 2006.

Terrence C. Kelly

STATE OF FLORIDA

COUNTY OF DAY

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

Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,

(Property Tax Code, Real Estate Transfer Tax Law)

Koher Kanfer 1/23/06
Attorney Date

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

Send tax bill to:

Shannon Lyn Kelly & Megan Ann Kelly

555 River Road, Unit 404 Des Plaines, Illinois 60016 After recording return to:

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

Brett M. Dale Huck Bouma PC

1755 S. Naperville Road, #200 Wheaton, Illinois 60187

Wheaton, Illinois 60187

1755 S. Naperville Road, #200

Deed prepared by:

Brett M. Dale

Huck Bouma PC

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#### 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 AMD ADJOINING LOTS 16 THROUGH 19, BOTH INCLUSIVE, WESTERLY OF AND ADJOINING LOTS 22 THROUGH 26, 80 TH 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 EXIGET "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 LIFE. RATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION A'RE 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.

THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE NO. 43 AND STORAGE SPACE NO. S-29, A LIMITED COMMON Clart's Office ELEMENT.

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or of

## **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 Physics.

| CV <sub>A</sub>                                  | Signature: Designature:                                   |
|--|---|
|  | Grantor or Agent  |
| Subscribed and sworn to before me                |   |
| By the said                                      | "OFFICIAL SEAL"   |
| This 19th, day of January ,2006                  | DIANE B. COOK   |
| Notary Public Kian Blank Blank                   | COMMISSION EXPIRES: 12/20/07                              |
| The Grantee or his Agent affirms and verices the | nat the name of the Grantee shown on the Deed or          |
|  | is either a natural person, an Illinois corporation of    |
|  | r acquire and hold title to real estate in Illinois, a    |
|  | and real estate in Illinois or other entity               |
|  | ess or acourte title to real estate under the laws of the |
|  | cos of also had the to rota counce ander the tawn or the  |
| State of Illinois.                               |   |
| Date 2006  |   |
|  |   |
| Signa  | ture: State Del   |
| 나 살맞다고 하는 사람은 그는 그는 그를 다 다니다.                    | Granice or Agent  |
| Subscribed and sworn to before me                | *****   |
| By the said                                      | "OFFICIAL SEAL"   |
| This 19th, day of away, 2006.                    | MARKE DIANER COOK   |
| Notary Public / Wane Brook                       | COMMISSION EXPIRES: 12/20/07                              |
| - All Marie All Marie Andrews                    | ~~~~~~~~~~  |
| en e         |   |

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.)

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### UNOFFICIAL COPY

|                   | Recorder of Cook County, Illinois                 |
|-------------------|---|
|                   | Plat Act Affidavit - Metes and Bounds Description |
| State of Illinois |   |
|                   | ) SS  |
| County Of DuPage  |   |

I, BRETT M. DALE, being duly sworn on oath, states that he resides in Wheaton, Illinois. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

- The sale or exchange of land is of an entire tract of land not being a part of a larger tract of land.
  - 2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
  - 3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 4. The sale or excharge of parcels of land is between owners of adjoining and contiguous land.
  - 5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  - 6. The conveyance is of land owner by a railroad or other public utility which does not involve any new streets or easements of access
  - 7. The conveyance is of land for highway of other public purpose or grants or conveyance relating to the dedication of land for public use or incomments relating to the vacation of land impressed with a public use.
  - 8. The conveyance is made to correct descriptions in prior conveyances.
  - 9. The sale or exchange is of parcels or tracts of land following the division into no morethan two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
  - 10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

Circle Number above Which Is Applicable to the Attached Deed.

Affiant further states that he/she makes this Affidavit for the purpose of inducing the Recorder of Cook County, Illinois to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Subscribed and Sworn to before me this 3/ 4 day of \_\_\_\_

<u>√\_\_\_\_</u>, A.D., **200∕5**.

Notary Public Notary Notary Public Notary Public Notary Public Notary Public Notary Notary Public Notary Public Notary Public Notary Notary Notary Notary Public Notary No

"OFFICIAL SEAL"
DIANE B. COOK
COMMISSION EXPIRES: 12/20/07