

# UNOFFICIAL COPY



Doc#: 0616620056 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/15/2006 10:11 AM Pg: 1 of 3

1-2005  
1386305  
**PREPARED BY:**

Michael J. Martin  
Attorney at Law  
401 S. LaSalle Street, Suite 606  
Chicago, IL 60605

**MAIL TAX BILL TO:**

Jennifer Davis  
1056 W. Lawrence, Unit 2C  
Chicago, IL 60640

**MAIL RECORDED DEED TO:**

Brad J. Pawlowski  
Fritzshall Law Firm  
6584 North Northwest Highway  
Chicago, IL 60631

## WARRANTY DEED

### Statutory (Illinois)

THE GRANTOR(S), Martin McDonagh, married to Jane McDonagh, and Michael Holmes, married to Kathleen Holmes, of the City of Lincolnwood, 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 Jennifer Davis, ~~a single woman~~, of 1620 Chevron Way, Atlanta, GA 30350, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

*\* an unmarried woman as her sole and separate property solely*

Parcel 1:

Unit 1054-56 2c in the 1054-56 West Lawrence Condominiums as depicted on the Plat of Survey of the following described real estate:

Lot 3 in Charles Schaeffes Resubdivision of Lots 14 and 15 in Snow and Dickinson's Subdivision of the South 20 acres of the Southeast fractional 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which Plat of Survey is attached as Exhibit "D": to the Declaration of Condominium Ownership, recorded August 24, 2004 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0423712084, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the parking space number P-1, a limited common element "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 2C as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein

Permanent Index Number(s): 14-08-415-052-1004  
Property Address: 1056 W. Lawrence, Unit 2C, Chicago, IL 60640

\*This is not homestead property as to Martin McDonagh or Michael Holmes

Subject, however, to the general taxes for the year of 2005 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.

Dated this 31st Day of MAY 2006

Warranty Deed - Continued

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*Martin McDonagh*  
 Martin McDonagh

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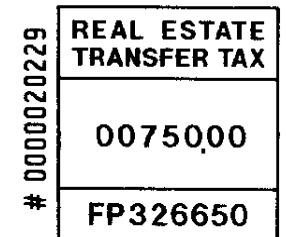
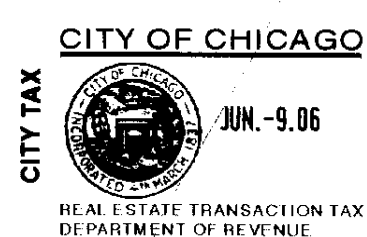
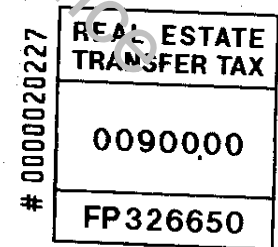
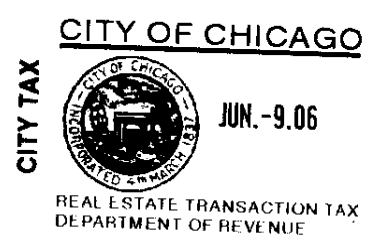
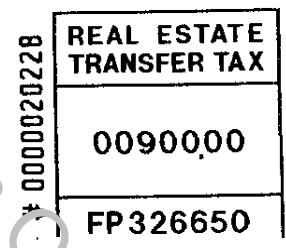
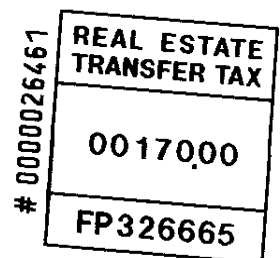
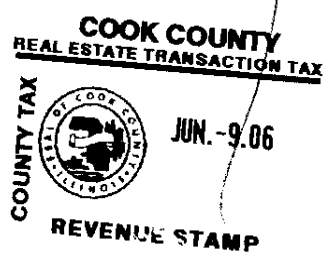
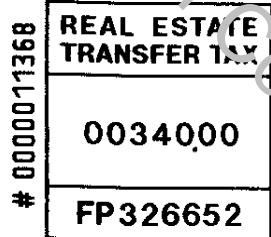
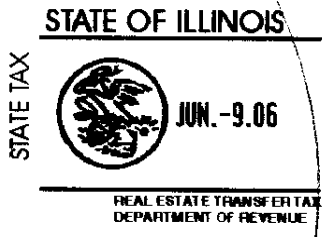
*Michael Holmes*  
 Michael Holmes

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 Martin McDonagh and Michael Holmes, 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 31st Day of May 2006

*Michael J. Martin*  
 Notary Public  
 My commission expires: 10/09/06



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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium and Grantor reserves for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed or mortgage is also subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length therein.

There were no tenants as this is new construction.

Property of Cook County Clerk's Office