

UNOFFICIAL COPY



WARRANTY DEED

~~TENANCY BY THE ENTIRETY~~

Statutory (Illinois)
(Individual to Individual)

1001
one
200600803

Doc#: 0619354096 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2006 02:25 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(S) John J. O'Neil and Susan O'Neil Husband and wife of the village/city of La Grange, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to ANN D. JOYCE, TRUSTEE OF THE ANN D. JOYCE DECLARATION OF TRUST DATED FEBRUARY 2, 1990.
(Names and Address of Grantees)

~~not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY,~~ the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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 ~~as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.~~

SUBJECT TO: General taxes for 2005 and subsequent years and (SEE ATTACHED) 18-04-209-013-1228

Permanent Real Estate Index Number(s): SEE ATTACHED LEGAL DESCRIPTION 18-04-209-013-1058

Address(es) of Real Estate: 1 North Beacon Avenue, La Grange, IL 60525 18-04-209-013-1136
18-04-209-013-1229

Dated this 21st day of March, 2006

X
John J. O'Neil

(SEAL)

X
Susan O'Neil

(SEAL)

(SEAL)

(SEAL)

✓ State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that John J. O'Neil and Susan O'Neil husband and wife 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.

IMPRESS SEAL HERE

Melissa Morris

MR-MO-1644377

Swain County, Georgia
My Commission Expires November 5, 2007.

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STATE TAX

STATE OF ILLINOIS



JUL. 12. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000904

REAL ESTATE TRANSFER TAX
0038100
FP 103050

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 12. 06

REVENUE STAMP

0000000829

REAL ESTATE TRANSFER TAX
0019050
FP 103045

TO

Warranty Deed
TENANCY BY THE ENTIRETY
INDIVIDUAL TO INDIVIDUAL

Given under my hand and official seal, this 21st day of March, 2006

Commission expires 11/05/07
Notary Public, Gwinnett County, Georgia
 My Commission Expires November 5, 2007.

Missa Morris
 NOTARY PUBLIC

This instrument was prepared by: JOHN F. MORREALE, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

TIMOTHY J. JOYCE
(Name)
Suite 1650
53 West Jackson Boulevard
Monarch Building
(Address)

Chicago, IL
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Ann Joyce
(Name)
1 North Beacon Ave.
(Address)

LaGrange, IL 60525
(City, State and Zip)

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PARCEL 1: UNIT 606, PARKING UNIT P-58 AND STORAGE UNIT S-60 AND S-61 IN THE BEACON PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 1 IN BEACON PLACE SUBDIVISION, BEING A RESUBDIVISION IN THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 28, 2003 AS DOCUMENT NUMBER 0030423323, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0316031053 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT AND RESTRICTIONS RECORDED AUGUST 31, 2001 AS DOCUMENT 0010810389, BY TRIANGLE PARTNERS EAST LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND BEACON PLACE LLC., AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, PASSAGE, AND FOR INGRESS AND EGRESS TO AND FROM ADJACENT AND PUBLIC ROADS.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; SPECIAL ASSESSMENTS CONFIRMED AFTER THE AGREEMENT DATE; BUILDING LINE AND USE AND OCCUPANCY COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, LATERALS AND DRAIN TILES; PARTY WALL AND PARTY WALL RIGHTS, IF APPLICABLE; AND LIMITATIONS ESTABLISHED BY THE ILLINOIS CONDOMINIUM ACT OR COVENANTS OF A HOMEOWNER'S ASSOCIATION, IF APPLICABLE.

PARCEL NUMBERS:

18-04-209-013-1058
18-04-209-013-1136
18-04-209-013-1228
18-04-209-013-1229

Cook County Clerk's Office