

# UNOFFICIAL COPY

Ticor Title Insurance

Ticor Title Insurance  
NTC4876  
**WARRANTY DEED**



Doc#: 0834618029 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/11/2008 12:48 PM Pg: 1 of 3

**AFTER RECORDING MAIL TO:**

The Girard Law Group, P.C.  
Attn Andrew A. Girard  
2851 N Lincoln Ave  
Chicago IL 60657

**NAME & ADDRESS OF TAXPAYERS:**

Shannon L. Gallagher and Michael L. Gallagher  
1100 W. Cornelia Avenue, Unit 119  
Chicago, IL 60657

RECORDER'S STAMP

The Grantor, **Jennifer L. Basco**, a single woman, of the County of Cook, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the Grantees, **Shannon L. Gallagher** and **Michael L. Gallagher**, of 825 W. George Street, Garden Apt., Chicago, IL 60657, to have and to hold not as tenants in common but as joint tenants with right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

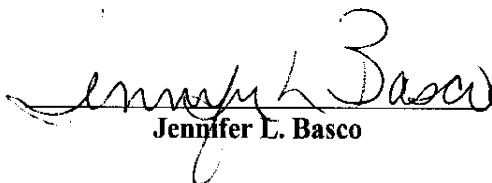
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

**SUBJECT TO:** (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record, condominium declaration and all amendments thereto, the bylaws, rules and regulations; (d) Zoning laws and Ordinances; (e) Easements for public utilities; and (f) Drainage ditches, feeders lateral and drain tile, pipe or other conduit.

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

Permanent Index Number: 14-20-401-025-1020  
Property Address: 1100 W. Cornelia Avenue, Unit 119, Chicago, IL 60657

DATED this 22 day of August, 2008.

 (SEAL)  
Jennifer L. Basco

BOX 15

*303*

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF KENDALL )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Jennifer L. Basco**, 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 she signed and delivered the said instrument as her 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 22 day of August, 2008.

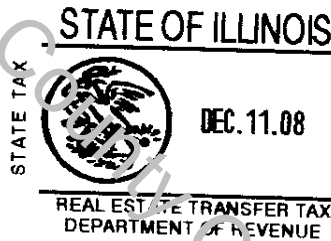


*[Handwritten Signature]*

Notary Public

NAME AND ADDRESS OF PREPARER:

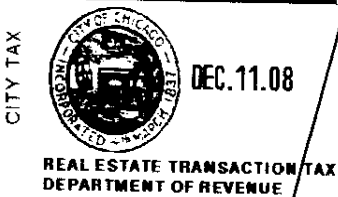
Dean J. Kleronomos, Esq.  
LORENZINI & ASSOCIATES  
2683 Route 34  
Oswego, Illinois 60543



REAL ESTATE TRANSFER TAX
00314.00
FP 102809

# 0000044363

CITY OF CHICAGO



REAL ESTATE TRANSFER TAX
03297.00
FP 102803

# 0000009246

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



REAL ESTATE TRANSFER TAX
00157.00
FP326707

# 0000044208

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 119 IN HAWTHORNE PLACE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BLOCK 4 IN ERNEST J. LEHMANN'S SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING NORTH OF AND ADJOINING THE NORTH LINE OF CORNELIA STREET AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF EDDY STREET DESCRIBED AS FOLLOWS: THAT PART OF LOT 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: A STRIP OF LAND 25 FEET ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 4 WHICH IS 201.8 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHEASTERLY 301.2 FEET; THENCE NORTHEASTERLY ON A 2 DEGREE CURVE TO THE LEFT 725 FEET TO A POINT OF THE NORTH LINE OF SAID LOT 4 WHICH IS 585.8 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 4, (EXCEPT THE WESTERLY 18 FEET LYING SOUTHERLY OF THE FOLLOWING LINE: BEGINNING ON THE WESTERLY LINE AN ARC DISTANCE OF 195.25 FEET FROM THE SOUTHWEST CORNER; THENCE SOUTHEASTERLY 60 DEGREES FROM THE CHORD TO SAID SOUTHWESTERLY CORNER) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89392507 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-47, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89392507

PIN# 14-20-401-025-1020

Common ADDRESS: 1100 W. CORNELIA AVE, UNIT 119  
CHICAGO IL. 60657