

UNOFFICIAL COPY



Doc#: 1011741038 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2010 12:53 PM Pg: 1 of 3

WARRANTY DEED
JOINT TENANCY

162
1001-391625

MAIL TO:
Kathleen O'Dekirk
2916 N. Pine Grove Avenue
Chicago, Illinois 60657

NAME & ADDRESS OF TAXPAYER:
Sean T. Cahill
125 N. Euclid Avenue, Unit 206
Oak Park, Illinois 60302

* Husband And Wife..

GRANTOR(S), James A. Geraghty and Gwendolyn A. Geraghty, as joint tenants of Glen Ellyn, in the County of Du Page, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Sean T. Cahill and Anna K. Scibile of 121 Home Ave., #2A, Oak Park, in the County of Cook, in the State of Illinois, not as TENANTS IN COMMON but as JOINT TENANTS, the following described real estate:

with rights of survivorship

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No:
16-07-224-028-1006

PRAIRIE TITLE INC.
6821 NORTH AVENUE
OAK PARK, IL 60302

Property Address:
125 N. Euclid Avenue, Unit 206
Oak Park, Illinois 60302

SUBJECT TO: (1) General real estate taxes for the year 2009 and subsequent years. (2) Covenants, conditions and restrictions of record.

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 but as JOINT TENANTS forever.

DATED this 2nd day of March, 2010.

James A. Geraghty

Gwendolyn A. Geraghty

3
J

JB

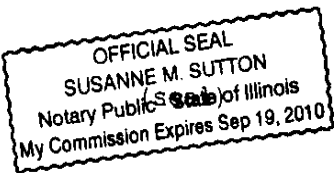
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that James A. Geraghty and Gwendolyn A. Geraghty, as joint tenants personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 notary seal, this 2nd day of March, 2010.

Susanne Sutton
Notary Public



My commission expires 9-19-10

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph _____ Section 4, Real Estate Transfer Act
Date: _____

Prepared By:
John M. Kennelly
1010 LAKE ST.
OAK PARK, IL 60301

Signature: _____



REAL ESTATE TRANSFER TAX	
# 0000011392	0 1296.00
	FP 102801

REAL ESTATE TRANSFER	04/27/2010
COOK	\$81.00
ILLINOIS:	\$162.00
TOTAL:	\$243.00
16-07-224-028-1006 20100301600039 DVC05H	

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT NUMBER 206 IN THE EUCLID COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 AND THE EAST 26.86 FEET OF LOT 3 IN THE SECOND RESUBDIVISION OF LOT 24 IN SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND; LOTS 1, 2 AND THE EAST 26.86 FEET OF LOT 3 LYING ABOVE AN ELEVATION OF 43.50 FEET AND BELOW AN ELEVATION OF 56.00 FEET (VILLAGE OF OAK PARK DATUM) EXCEPT THOSE PARTS OF SAID LOTS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 08 MINUTES, 29 SECONDS EAST, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 26.86 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE APPROXIMATE CENTERLINES OF INTERIOR WALLS AND THEIR EXTENSIONS, NORTH 89 DEGREES, 46 MINUTES, 59 SECONDS WEST, A DISTANCE OF 24.74 FEET; THENCE SOUTH 00 DEGREES, 59 MINUTES, 35 SECONDS EAST, A DISTANCE OF 1.27 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 45 SECONDS WEST, A DISTANCE OF 34.78 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 40 SECONDS EAST, A DISTANCE OF 31.58 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 45 SECONDS EAST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 00 DEGREES, 41 MINUTES, 43 SECONDS WEST, A DISTANCE OF 16.94 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 59 SECONDS EAST, A DISTANCE OF 8.24 FEET; THENCE SOUTH 00 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 1.35 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 59 SECONDS EAST, A DISTANCE OF 22.41 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 12.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALSO

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 1, 2 AND 3, A DISTANCE OF 137.44 FEET TO THE EXTENSION OF THE WEST FACE OF AN EXTERIOR WALL, THENCE NORTH 00 DEGREES, 07 MINUTES, 38 SECONDS EAST ALONG THE WEST FACE OF AN EXTERIOR WALL AND ITS EXTENSION, 29.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 57 MINUTES, 59 SECONDS WEST, A DISTANCE OF 5.29 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES, 18 SECONDS WEST, A DISTANCE OF 24.66 FEET; THENCE NORTH 89 DEGREES, 35 MINUTES, 28 SECONDS EAST, A DISTANCE OF 5.40 FEET TO THE WEST FACE OF AN EXTERIOR WALL; THENCE SOUTH 00 DEGREES, 07 MINUTES, 38 SECONDS WEST, ALONG THE WEST FACE OF AN EXTERIOR WALL, 34.70 FEET TO THE POINT OF BEGINNING, ALSO COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST ALONG THE SOUTH LINE OF LOT 1, 2 AND 3, A DISTANCE OF 137.44 FEET TO THE EXTENSION OF THE WEST FACE OF AN EXTERIOR WALL, THENCE NORTH 00 DEGREES, 07 SECONDS, 38 MINUTES EAST ALONG THE WEST FACE OF AN EXTERIOR WALL AND ITS EXTENSION, 59.28 FEET TO THE POINT OF BEGINNING OF A PARCEL LYING ABOVE AN ELEVATION OF 55.33 FEET; THENCE CONTINUING NORTH 00 DEGREES, 07 MINUTES, 38 SECONDS EAST, A DISTANCE OF 4.49 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 45 SECONDS EAST, A DISTANCE OF 12.48 FEET; THENCE SOUTH 00 DEGREES, 07 MINUTES, 38 SECONDS WEST, A DISTANCE OF 4.49 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 45 SECONDS WEST, 12.48 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN IN SECOND RESUBDIVISION OF THE SUBDIVISION OF BLOCK 24 IN JAMES W. SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0636109059; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PERMANENT INDEX NUMBER: 16-07-224-028-1006

COMMONLY KNOWN AS 125 N. Euclid Avenue, Unit 206, Oak Park, Illinois 60302