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WARRANTY DEED (Illinois)

THIS DEED is made as of the 28 day of November, 2011, by and between

Doc#: 1203304119 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 02/02/2012 11:32 AM Pg: 1 of 5

MAUREEN MURNANE, an unmarried woman ("Grantor," whether one or more),

and

MARK J DOYLE

a(n) unmarried man of Chicago, County of Cook, Illinois

7764 N. SHERIDAN RD., UNIT 3,

- (-) individually
- ~~(-) as tenants in common, and not as joint tenants~~
- ~~(-) as joint tenants with rights of survivorship and not as tenants in common~~
- ~~(-) husband and wife, as tenants by the entirety and not as joint tenants and not as tenants in common~~

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

P.I.N.: 11-29-101-033-1105, Volume 50
COMMONLY KNOWN AS: 7764 N SHERIDAN RD., UNIT 3, CHICAGO, IL 60626

PCL 1: UNIT 8 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTHWEST CORNER THEREOF; THENCE WEST IN A

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STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF NORTH SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2011 and subsequent years.

P.I.N.: 11-29-101-033-1105, Volume 505
COMMONLY KNOWN AS: 7764 N SHERIDAN RD., UNIT 3, CHICAGO, IL 60626

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 28 day of November, 2011.

WARREN J. MORRANE
Warren Morrane

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MAUREEN MURNANE

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712
 MAIL TO: ALDON WAYNE PATT
 ATTORNEY AT LAW
 120 W MADISON ST STE 1118
 CHICAGO, IL 60602-4149

SEND SUBSEQUENT TAX BILLS TO:
 MARK J DOYLE
 7764 N. SHERIDAN ROAD
 UNIT 3
 CHICAGO IL 60626

OR

RECORDER'S OFFICE BOX NO. _____

State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MAUREEN MURNANE is/are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of November, 2011.

Notary Public [Signature]

My Commission Expires: 8-18-12



Citywide Title Corporation
 850 West Jackson Boulevard
 Suite 320
 Chicago, Illinois 60607

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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REAL ESTATE TRANSFER 12/16/2011



CHICAGO: \$1,912.50
CTA: \$765.00
TOTAL: \$2,677.50

11-29-101-033-0105 | 20111101602235 | ZN9R59

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REAL ESTATE TRANSFER 12/16/2011



COOK	\$127.50
ILLINOIS:	\$255.00
TOTAL:	\$382.50

11-29-101-033-1705 | 20111101602235 | 5SUG1A

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