

# UNOFFICIAL COPY



## Warranty Deed

ILLINOIS

Doc#: 1212242087 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/01/2012 11:15 AM Pg: 1 of 3

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Matthew H. Twomey and Carolyn Twomey, State of Michigan for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) ~~Michael P. Kavanaugh~~ of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

\*Michael P. Kavanaugh

SUBJECT TO: General taxes for 2011 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-06-302-053-1003

Address(es) of Real Estate: 2143 W DIVISION ST # 3, CHICAGO, IL 60622

*Matthew H. Twomey*

The date of this deed of conveyance is 4/19/2012.

Matthew H. Twomey

FIDELITY NATIONAL TITLE 5100243

*Carolyn Twomey*

Carolyn Twomey

BOX 15

182

S  
P  
S  
SC  
INT

State of MI, County of Oakland SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) 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 to me 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)

Given under my hand and official seal, 4/19/12.

(My Commission Expires 1-29-19)

*Deborah R. Van Halbe*

Notary Public

© By FNTJC 2011

REAL ESTATE TRANSFER	04/25/2012
CHICAGO:	\$2,977.50
CTA:	\$1,191.00
TOTAL:	\$4,168.50



17-06-302-053-1003 | 20120401603828 | ZBDGFF

REAL ESTATE TRANSFER	04/25/2012
COOK	\$198.50
ILLINOIS:	\$397.00
TOTAL:	\$595.50



17-06-302-053-1003 | 20120401603828 | ASPBWF

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## LEGAL DESCRIPTION

For the premises commonly known as: 2143 W. Division St. Unit 3, Chicago, Illinois

Property of Cook County Clerk's Office

This instrument was prepared by  
Mark Edison  
Law Office Mark E. Edison PC  
1415 W. 22nd Street Tower Floor  
Oak Brook, IL 60523

Send subsequent tax bills to:

Michael Kavanagh  
2143 W. Division St. 3  
Chicago IL 60622

Recorder-mail recorded document to:

Jonathan Aven  
180 N. Michigan 2105  
Chicago IL 60601

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5033

ORDER NUMBER: 2011 051002423 UCH  
STREET ADDRESS: 2143 WEST DIVISION ST. UNIT 3

CITY: CHICAGO  
TAX NUMBER: 17-06-302-053-1003

COUNTY: COOK COUNTY

### LEGAL DESCRIPTION:

UNIT 3 AND P. 2, AS A LIMITED COMMON ELEMENT, IN 2143 W. DIVISION STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 20 FEET OF LOT 18 AND THE EAST 8 FEET OF LOT 19 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 2 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 24, 2003 AS DOCUMENT NUMBER 0332834176; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office