

UNOFFICIAL COPY



Doc#: 1226355016 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/19/2012 12:21 PM Pg: 1 of 2

WARRANTY DEED
ILLINOIS
STATUTORY

THE GRANTOR, JOHN PAUL MCPHAIL as SUCCESSOR TRUSTEE of EDNA LUCILLE MCPHAIL TRUST dated November 6, 1999 for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to RORY MCGARRY of 238 E. George St, Apt #D, Bensenville, IL 60106, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois if Fee Simple, to wit:

PARCEL 1:

UNIT NO. 116 IN FRENCHMEN'S COVE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 22339920, AS AMENDED FROM TIME TO TIME, IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 22339921.

SUBJECT TO: general taxes for the year 2012 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 03-08-215-003-1015

Address of Real Estate: 3350 N. Carriageway Dr., #116, Arlington, IL 60004.

Dated this 13th day of August, 2012


JOHN PAUL MCPHAIL as Successor Trustee of
EDNA LUCILLE MCPHAIL TRUST dated November 6, 1999

PRECISION TITLE

OTC 12987

#1081

UNOFFICIAL COPY

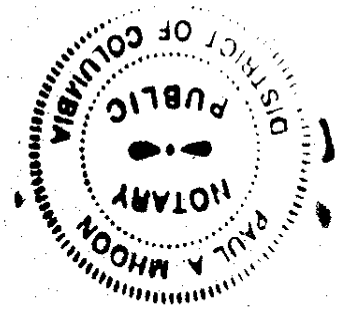
STATE OF Illinois SS District of Columbia
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOEN PAUL MCPHAIL a person who is personally known to me to be the same person whose name is on the subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered me said instrument as his 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 28th day of August, 2012

Paul A. Mhoon
Notary Public

Paul A. Mhoon
Notary Public, District of Columbia
My Commission Expires 10/14/2015



Prepared By:
Won Sun Kim & Assoc., P.C
1000 Skokie Blvd., Suite 520
Wilmette, IL 60091

Mail To:
RORY MCGARRY
3350 N. CARRIAGEWAY
#116
ARLINGTON HTS, IL 60004

STATE OF ILLINOIS	
STATE TAX	SEP. 19. 12
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000002950	0006850
	FP 103043

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	SEP. 19. 12
REVENUE STAMP	
# 0000002948	0003425
	FP 103046