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WARRANTY DEED Fee Simple Interest (ILLINOIS)

Doc#: 1310126048 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2013 09:59 AM Pg: 1 of 3

AFTER RECORDING MAIL AND SEND
SUBSEQUENT TAX BILLS TO:

Matthew M. Gallagher
1442 West Walton #3
Chicago, Illinois 60642

DEED PREPARED BY:

Lance C. Tyson
The Tyson Law Group, LLC
55 East Monroe Street, Suite 3300
Chicago, Illinois 60603

RECORDER'S STAMP

THE GRANTOR, Lorraine M. Tyson and Lance C. Tyson, a married couple of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of FOUR HUNDRED AND THIRTY THREE THOUSAND AND NO/100 Dollars and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Matt M. Gallagher, an unmarried man of the City of Chicago, County of Cook, State of Illinois, GRANTEE, the following described Real Estate situated in the County of Cook in the state of Illinois to wit:

PARCEL 1

UNIT 3 IN THE 1442 WEST WALTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE
LOT 21 IN WHEELER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF BLOCK 22 IN CANAL TRUSTEES SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00459356, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF P-3 AND S-3, LIMITED ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00459356.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

- (a) General Taxes for 2012 and subsequent years;
- (b) Public Utilities easements of record and
- (c) Covenants, conditions and restrictions of record;

IN WITNESS WHEREOF, the Grantor have executed and delivered this warrant deed on this 1st day of March, 2013.

GRANTOR

Lorraine M. Tyson
Lorraine M. Tyson, individual

Lance C. Tyson
Lance C. Tyson, individual

SEAL HERE

REAL ESTATE TRANSFER 03/05/2013



CHICAGO:	\$3,247.50
CTA:	\$1,299.00
TOTAL:	\$4,546.50

REAL ESTATE TRANSFER

03/05/2013



COOK	\$216.50
ILLINOIS:	\$433.00
TOTAL:	\$649.50

17-05-315-051-1003 | 20130301600387 | 815HCH

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FIRST AMERICAN
FILE # 239 9761

SCANNED BY
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Beverly Carter ^{and Lorraine Tyson} ^(LT), a Notary Public in and for said County in the State of Illinois, CERTIFY THAT Lorraine Tyson, is personally known to me to be the same person whose name is subscribed to in the foregoing instrument, that she appeared before me this 1st of March day in person, and acknowledged that she signed and delivered this instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 1st of March day of March, 2013.



Beverly Carter
Notary Public

My commission expires on 2/1/16

County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1

UNIT 3 IN THE 1442 WEST WALTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

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Permanent Index #'s: 17-05-315-051-1003 Vol.No 581

Property Address: 1442 West Walton #3, Chicago, Illinois 60642

Proprietor Cook County Clerk's Office