

UNOFFICIAL COPY

PREPARED BY:

Tuttle, Vedral & Collins, PC
733 Lee Street, #210
Des Plaines, IL 60016

MAIL TAX BILL TO:

Chris J. Lekan and Janice L. Lekan
463 Graceland Avenue, Unit 202
Des Plaines, IL 60016



Doc#: 1319233129 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2013 02:42 PM Pg: 1 of 3

MAIL RECORDED DEED TO:

Chris J. Lekan and Janice L. Lekan
463 Graceland Avenue, Unit 202
Des Plaines, IL 60016

13012670075
2/3

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Andrew M. McDowell (formerly known as Andrew Cox) and Adam P. McDowell, being all the heirs and legatees of Ermida Manso, deceased, of the City of Des Plaines, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Chris J. Lekan and Janice L. Lekan, of Des Plaines, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

see attached legal description

Permanent Index Number(s): 09-17-402-176-1002

Property Address: 463 Graceland Avenue, Unit 202, Des Plaines, IL 60016

Subject, however, to the general taxes for the year of 2012 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 19th day of June, 2013

* Husband and wife, not as Tenants in Common not as Joint Tenants, but as Tenants by the Entirety

Andrew M. McDowell
Andrew M McDowell

Andrew Cox
Andrew Cox

Adam P. McDowell
Adam P McDowell



REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
NO. 53131 #202

463 GRACELAND
CITY OF DES PLAINES

REAL ESTATE TRANSFER

06/20/2013



COOK \$47.50
ILLINOIS: \$95.00
TOTAL: \$142.50

09-17-402-176-1002 | 20130601601896 | XWTZD5

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andrew M. McDowell (formerly known as Andrew Cox) and Adam P. McDowell, being all the heirs and legatees of Ermida Manso, deceased, 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 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.

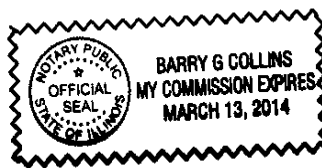
Given under my hand and notarial seal, this 19th day of June, 2013

Barry G Collins

Notary Public

My commission expires: 3-13-14

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 09-17-402-176-1002

Property Address:

463 Graceland Avenue, Unit 202
Des Plaines, IL 60016

Legal Description:

PARCEL 1: UNIT NO. 202 IN THE GRACE MANOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY FOR THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTHERLY 75 FEET MEASURED ON THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID 579 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID; THENCE SOUTH 83 DEGREES, 30 MINUTES EAST 156 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID, 279.23 FEET; THENCE NORTH 83 DEGREES 30 MINUTES, WEST 156 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AFORESAID 279.23 FEET NORTH OF A POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4, AFORESAID, 279.23 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OCCUPIED BY GRACELAND AVENUE) EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 86581946, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 8 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 86581946. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND THE GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.