

# UNOFFICIAL COPY



Doc#: 1320629043 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/25/2013 11:19 AM Pg: 1 of 3

## Warranty Deed

RESERVED FOR RECORDERS USE ONLY

**THE GRANTOR(S)** Timothy Lavery and Kristine M. Lavery, Formerly Known as Kristine Pineda, Husband and Wife, 7071 W. Touhy Ave, #605, Niles, Il. 60714

for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid do(es) hereby CONVEY and WARRANT to:

Patricia M. Bertsch, a divorced woman, not since remarried and not a party 6766 N. Keota, Chicago, Il in a civil union not in Tenancy in Common, but in Sole Tenancy, the following described real estate situated in the County of Cook, State of Illinois, to wit:

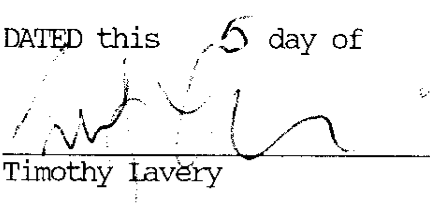
**PLEASE SEE LEGAL DESCRIPTION ON REVERSE HEREOF OR ATTACHED HERETO**


**COMMONLY KNOWN AS:** 7071 W. Touhy Ave. #605, Niles, Il. 60714

**PERMANENT INDEX NUMBER:** 10-31-100-018-1045

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Sole Tenancy

DATED this 5 day of July, 2013

  
\_\_\_\_\_  
Timothy Lavery

  
\_\_\_\_\_  
Kristine M. Lavery

  
\_\_\_\_\_  
Kristine Pineda



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**PARCEL I:** Unit 605 in The 7071 Renaissance Condominium as delineated and defined on a plat of survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of Lot 1 in Pontarelli's Renaissance Subdivision, being a subdivision in the Northwest quarter of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1996 as Document Number 96983057, described as follows: Commencing at the Northwest corner of said Lot 1, said point being on the South right of way line of Touhy Avenue, thence South 00 degrees 00 minutes 00 seconds West, 396.81 feet, thence North 90 degrees 00 minutes 00 seconds East, 25.28 feet, to the point of beginning, thence North 90 degrees 00 minutes 00 seconds East, 107.33 feet, thence South 00 degrees 00 minutes 00 seconds East, 280.85 feet, thence South 90 degrees 00 minutes 00 seconds West, 107.33 feet, thence North 00 degrees 00 minutes 00 seconds West, 280.00 feet, to the point of beginning, in Cook County, Illinois,

which plat of survey is attached as Exhibit "A" to the Declaration Of Condominium Ownership And By-Laws, Easements, Restrictions And Covenants For

7071 Renaissance Condominium made by Parkway Bank And Trust Company, an Illinois corporation, not personally but as Trustee under the provisions of a Trust Agreement dated May 30, 1996 and known as Trust Number 11377, dated April 22, 1999 and recorded April 29, 1999 as Document Number 99414111, and as may be amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**PARCEL II:** The exclusive right to the use of Indoor Parking Space P-4 and Indoor Storage Space S-4, as limited common elements, as delineated on the plat of survey is attached as Exhibit "A" to the Declaration Of Condominium Ownership And By-Laws, Easements, Restrictions And Covenants For 7071 Renaissance Condominium made by Parkway Bank And Trust Company, an Illinois corporation, not personally but as Trustee under the provisions of a Trust Agreement dated May 30, 1996 and known as Trust Number 11377, dated April 22, 1999 and recorded April 29, 1999 as Document Number 99414111, and as may be amended from time to time, in Cook County, Illinois.

**PARCEL III:** Easement for ingress and egress as described in the Declaration Of Easements, Covenants And Restrictions relating to Renaissance Condominium Master Association, recorded March 18, 1997 as Document Number 97185484, and as may be amended from time to time, in Cook County, Illinois.