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13361260380

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1336126038 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/27/2013 10:49 AM Pg: 1 of 3

Preparer File: 13D090
FATIC No.: 2490464

Property of Cook County Clerk's Office

THE GRANTOR(S) Sharon F. Higashida, a never married woman of the City of Knox, County of Starke, State of Indiana, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to WALTER T. DOUGAN AND BARBARA E. DOUGAN as Trustees of the WALTER T. DOUGAN AND BARBARA E. DOUGAN JOINT TENANCY TRUST DATED SEPTEMBER 29, 2008, of 5834 N. Louise Avenue, Chicago, Illinois 60646 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL., to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; Covenants, conditions and restrictions of record; and Building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate;

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

Permanent Real Estate Index Number(s): 13-02-300-005-1008

Address(es) of Real Estate: 3900 West Bryn Mawr Avenue, Unit 208
Chicago, IL 60659

Dated this 26th day of November, 20 13

Sharon F. Higashida
Sharon F. Higashida

FIRST AMERICAN
File # 2490464

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INTA



First American
Title Insurance Company

1271

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sharon F. Higashida, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 official seal this 26th day of November, 20 13.



Michael J. Nelson

Notary Public

Prepared by:

The Law Offices of Joseph G. Howard, P.C.
217 N. Jefferson Street Suite 600
Chicago, IL 60661

Mail to:

Robert Ryan
Law Offices of Robert J. Ryan 560 Green Bay Road, Suite 303
Winnetka, IL 60093

Name and Address of Taxpayer:

Walter and Barbara Dougan
3900 W. Bryn Mawr Avenue, Unit 208
Chicago, IL 60659

REAL ESTATE TRANSFER		12/06/2013
CHICAGO:		\$1,537.50
CTA:		\$615.00
TOTAL:		\$2,152.50

13-02-300-005-1008 | 20131101606692 | X8QWUT

REAL ESTATE TRANSFER		12/06/2013
COOK		\$102.50
ILLINOIS:		\$205.00
TOTAL:		\$307.50

13-02-300-005-1008 | 20131101606692 | Q8G6G1



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Exhibit "A" - Legal Description

UNIT 208 IN CONSERVANCY AT NORTH PARK CONDOMINIUM | AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 833.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 06 MINUTES 24 SECONDS EAST ON THE EAST LINE OF SAID TRACT A DISTANCE OF 583 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 255.38 FEET; THENCE NORTH A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE 89.0 FEET; THENCE WEST 78.0 FEET, THENCE NORTH 10.0 FEET, THENCE WEST 48.0 FEET, THENCE SOUTH 20.0 FEET, THENCE WEST 78.0 FEET THENCE SOUTH 89 FEET THENCE EAST 204 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94923282 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 208 AND STORAGE SPACE 208, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94923282.

