

# UNOFFICIAL COPY

## WARRANTY DEED

Individual to Individual

#1348514 1/1  
THE GRANTOR(S), Stacy Brown  
an unmarried woman



Doc#: 1402119083 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/21/2014 12:17 PM Pg: 1 of 3

of the City of River Forest,  
State of Illinois, for and in  
consideration of Ten and 00/100  
Dollars, and other good and valuable  
consideration, the receipt and  
sufficiency of which is hereby  
acknowledged, CONVEY(S) and  
WARRANT(S) to

Kathleen R. Minaghan  
515 Monroe, River Forest, IL

of River Forest, State of Illinois, the following described Real Estate:

see Attached Legal Description

Old Republic National Title  
Insurance Company  
20 S Clark Street Ste 2000  
Chicago IL 60603

COMMONLY KNOWN AS: 502 Bonnie Brae Place, River Forest, IL  
Unit D3

PIN: 15-12-217-035-1028

situated in the County of COOK, State of Illinois. The Grantor(s) hereby release(s) and  
waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements;  
existing leases and tenancies; special governmental taxes or assessments for improvements not yet  
completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for  
2013 and subsequent years. \*

DATED this 10th day of January, 2014

\_\_\_\_\_(SEAL)

Stacy Brown (SEAL)

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Stacy Brown  
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/hers/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 10th day of January, 2014.

  
NOTARY PUBLIC

OFFICIAL SEAL  
Agneszka Zaborowski  
Notary Public State of Illinois  
My Commission Expires 07/10/14

Prepared by: Thomas Gauza, 410 Sunset, Arlington Hts, IL

MAIL TO:


Kathleen Minaghan  
515 Monroe  
River Forest, IL 60305

SEND SUBSEQUENT TAX BILLS TO:


Kathleen Minaghan  
515 Monroe  
River Forest, IL 60305

Recorder's Office Box No. \_\_\_\_\_

VILLAGE OF RIVER FOREST  
 Real Estate Transfer Tax  
Date 1/14/14 Amt Paid \$52.00

STATE TAX  
STATE OF ILLINOIS  
  
JAN. 21. 14  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 8000017902  
REAL ESTATE TRANSFER TAX  
0005050  
FP 103037

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
JAN. 20. 14  
REVENUE STAMP

# 0000017754  
REAL ESTATE TRANSFER TAX  
0002525  
FP 103042

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## LEGAL DESCRIPTION

UNIT D-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BONNIE BRAE TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 27137094, IN PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address commonly known as:  
502 Bonnie Brae Place, Unit D3  
River Forest, IL 60305

PIN#: 15-12-217-035-1028

- \* "Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, grantee is further prohibited from conveying the property for a sales price greater than **\$60,182,40** until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee."

Cook County Clerk's Office