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STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

Doc#: 1421912025 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2014 11:09 AM Pg: 1 of 3

WNW 586001 16FA DC

Prepared by:

Kristin N. Stone, Esq.
GRIFFIN|WILLIAMS LLP
501 W. State Street, Suite 203
Geneva, Illinois 60134

Return after recording to:

Jonathan M. Aven
Law Offices of Jonathan M. Aven, Ltd.
180 N. Michigan Avenue, Ste. 2105
Chicago, Illinois 60601

PIN: 14-30-222-173-1145

(above space reserved for recorder's use)

WARRANTY DEED

The GRANTORS, **JOSHUA M. FEAGANS and KATHRYN A. FEAGANS**, husband and wife ("Grantors"), having an address of 431 Division Street, St. Charles, Illinois 60174, for the consideration of Ten Dollars and no/100ths (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT to: **TARIQ RIYAL***, having an address of 300 N. Canal Street, #2002, Chicago, Illinois 60606 ("Grantee"), the real estate described as follows:

**and Jacqueline Flores, as
husband and wife, as Tenants by the Entirety*

Legal Description: See attached Exhibit "A"

Common Address: 2825 N. Wolcott Avenue, Unit L, Chicago, Illinois 60607

Parcel Identification Number(s): 14-30-222-173-1145

Subject only to: General real estate taxes for 2013 and subsequent years, not yet due or payable; Covenants, Conditions and Restrictions of Record; building lines, setbacks and easements.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE AND NOTARY BLOCKS FOLLOW.]

REAL ESTATE TRANSFER TAX	16-Jul-2014
CHICAGO:	2,700.00
CTA:	1,080.00
TOTAL:	3,780.00

14-30-222-173-1145 | 20140701612040 | 1-057-722-496

REAL ESTATE TRANSFER TAX	16-Jul-2014
COUNTY:	180.00
ILLINOIS:	360.00
TOTAL:	540.00

14-30-222-173-1145 | 20140701612040 | 0-757-698-688

S Y
P 3
S N
SC V
INT AB

CTT Box 334

BR

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IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed this 15th day of July, 2014.

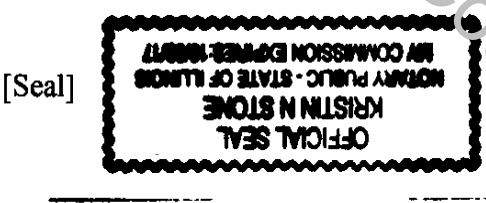
Joshua M. Feagans

Kathryn A. Feagans

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Joshua M. Feagans and Kathryn A. Feagans, 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 acknowledge that they signed and delivered the said instrument as the free and voluntary act for the uses and purposes set forth.

Given under my hand and official seal, this 15th day of July, 2014.



Notary Public

Mail Subsequent Tax bills to:
Tariq Riyal
2825 N. Wolcott Ave L.
Chicago IL 60657

Cook County Clerk's Office

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STREET ADDRESS: 2825 W WOLCOTT AVENUE UNIT L
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-30-222-173-1145

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 2825-L IN THE LANDMARK VILLAGE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 2, 3, 5, 6, 7 AND 20 IN LANDMARK VILLAGE UNIT ONE, BEING A RESUBDIVISION OF LOTS 96 THROUGH 105, INCLUSIVE, LOT 107 AND LOTS 154 THROUGH 164 INCLUSIVE IN WILLIAM DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE VACATED WEST GEORGE STREET LYING SOUTH AND ADJACENT TO SAID LOTS 154 THROUGH 164 AND PART OF LOTS 1 AND 2 IN OWNERS PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT 94667604, AS AMENDED FROM TIME TO TIME, AND AMENDED BY AMENDMENTS RECORDED SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED ON NOVEMBER 16, 1994 AS DOCUMENT 94972758, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF THE PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21 AND 22 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE, UNIT ONE RECORDED AS DOCUMENT 94658101 IN COOK COUNTY, ILLINOIS.