

# UNOFFICIAL COPY



## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1426133179 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/18/2014 11:50 AM Pg: 1 of 2

### MAIL TO:

Thomas J. Suich  
Attorney at Law  
2472 Warwick Court  
Aurora, Illinois 60503  
630-815-7073 Phone

The Grantor(s), Sean J. Ballard and Jacqueline E. Moss, as husband and wife, in the County of Cook, State of Illinois, do hereby convey and warrant to Kathleen McCarthy, an Individual, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

M.

### LEGAL DESCRIPTION:

(Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: 14-33-312-010-1003  
Property Address: 1804 North Sedgwick, Unit 3, Chicago, Illinois 60614

Dated this 5<sup>th</sup> Day of August, 2014

X   
Sean J. Ballard

X   
Jacqueline E. Moss

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Sean J. Ballard and Jacqueline E. Moss, is/are 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 5<sup>th</sup> day of August, 2014



X   
Notary Public

Taxpayer: Kathleen McCarthy, 1804 North Sedgwick, Unit 3, Chicago, Illinois 60614  
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

BOX 334 CT

201 AND 1042  
STS152278 CT OW 1042

SPS  
INT

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**STREET ADDRESS:** 1804 N. SEDGWICK ST UNIT 3  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 14-33-312-010-1003



**LEGAL DESCRIPTION:**

UNIT NUMBER 3 IN PARK PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): A TRACT OF LAND INCLUDING A PORTION OF LOTS TAKEN FOR THE OPENING OF OGDEN AVENUE DESCRIBED AS FOLLOWS:


PART OF LOTS 15 TO 30 AND THE 18 FOOT ALLEY WEST OF AND ADJOINING LOTS 15 TO 25 IN HAMBLETON'S SUBDIVISION OF BLOCK 43 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

THAT PART OF THE NORTH 16 FEET OF WEST MEMONEE STREET LYING WEST OF THE WEST LINE OF NORTH SEDGWICK STREET, EXTENDED SOUTH AND LYING EAST OF THE WEST LINE OF NORTH FERN COURT, EXTENDED NORTH, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, COVENANTS AND RESTRICTIONS FOR PARK PLACE CONDOMINIUM MADE BY BANK OF RAVENSWOOD, TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 24, 1976 AND KNOWN AS TRUST NUMBER 2194, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23907282 AND REGISTERED WITH THE COOK COUNTY REGISTRAR OF TITLES OFFICE AS DOCUMENT 2034976, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		15-Aug-2014
	<b>COUNTY:</b>	450.00
	<b>ILLINOIS:</b>	900.00
	<b>TOTAL:</b>	1,350.00

14-33-312-010-1003 | 20140801620565 | 1-203-759-232

REAL ESTATE TRANSFER TAX		15-Aug-2014
	<b>CHICAGO:</b>	6,750.00
	<b>CTA:</b>	2,700.00
	<b>TOTAL:</b>	9,450.00

14-33-312-010-1003 | 20140801620565 | 1-523-882-112