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WARRANTY DEED

Doc#: 1434242008 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/08/2014 09:34 AM Pg: 1 of 3

MAIL TO:

Colleen A. Clare
156 E. Main Street
Lake Zurich, IL 60047

CA 8920367
CT/LE 10/1
201445873

GRANTOR, Cornelius C. Sullivan, a widower not since remarried, of 15 Bar Harbour, Unit 3A, Schaumburg, IL 60193, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to GRANTEEES, Michele Gorham Clifton and Mark Clifton, of 900 W. Rand Road, Arlington Heights, IL 60004, not as Tenants in Common, but as Joint Tenants with Rights of Survivorship, all interest in and to the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: General real estate taxes not yet due and payable; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs.

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 as Tenants in Common, but as Joint Tenants with Rights of Survivorship.

Permanent Index Number: 07-24-300-009-1013

Property Address: 15 Bar Harbour, Unit 3A, Schaumburg, IL 60193

DATED this 14th day of November 2014

Cornelius C. Sullivan

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
25663 120.00

REAL ESTATE TRANSFER TAX		14-Nov-2014
	COUNTY:	60.00
	ILLINOIS:	120.00
	TOTAL:	180.00
07-24-300-009-1013 20141101643016 1-549-247-104		

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BOX 333

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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3A IN 15 BAR HARBOUR ROAD CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY (SAID PROPERTY SO DELINEATED BEING HEREAFTER REFERRED TO AS "PARCEL") THAT PART OF THE NORTH 40 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 45 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, AFORESAID, 154.81 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 13 SECONDS WEST, 332.67 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 43 DEGREES 05 MINUTES 42 SECONDS EAST, 96.00 FEET; THENCE SOUTH 46 DEGREES 54 MINUTES 18 SECONDS EAST, 40.83 FEET; THENCE NORTH 43 DEGREES 05 MINUTES 42 SECONDS EAST, 155.61 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 42 SECONDS EAST, 185.61 FEET; THENCE SOUTH 16 DEGREES 54 MINUTES 18 SECONDS EAST, 96.00 FEET; THENCE SOUTH 73 DEGREES 05 MINUTES 42 SECONDS WEST, 159.89 FEET; THENCE SOUTH 43 DEGREES 05 MINUTES 42 SECONDS WEST, 225.88 FEET; THENCE NORTH 46 DEGREES 54 MINUTES 18 SECONDS WEST, 136.83 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR 15 BAR HARBOUR ROAD CONDOMINIUM ASSOCIATION MADE BY UPPER AVENUE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10256 AND REGISTERED SEPTEMBER 4, 1975 AS DOCUMENT LR 2827663, IN THE OFFICE OF THE REGISTRAR OF TITLES IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED 100 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2: EASEMENTS FOR PARKING PURPOSES IN AND TO PARKING AREA NO. 31, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 2827663 AND AS CREATED BY THE DEED FROM UPPER AVENUE NATIONAL BANK TRUST 10256 TO WILLIAM MITCHELL AND RITA MITCHELL, HIS WIFE DATED NOVEMBER 20, 1975 AND FILED JANUARY 2, 1976 AS DOCUMENT LR 2849219.

COMMON ADDRESS: 15 BAR HARBOUR, UNIT 3A, SCHAUMBURG, IL 60193

PERMANENT INDEX NO.: 07-24-300-009-1013

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Cornelius C. Sullivan, a widower not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal, this 14th day of November, 2014

Cynthia L. Jensen

Notary Public



My commission expires on 10/2/2014

PREPARER:

Cynthia L. Jensen
Jensen & Palumbo, Ltd.
630 Ridgewood Lane
Libertyville, Illinois 60048

MAIL TAX BILLS TO:

Michele Gorham Clifton & Mark Clifton
15 Bar Harbour Rd., Unit 3A
Schaumburg, IL 60193