

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # 2652195



Doc#: 1521501109 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2015 03:54 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

142

REAL ESTATE TRANSFER TAX 24-Jul-2015



COUNTY: 232.50
ILLINOIS: 465.00
TOTAL: 697.50

09-34-223-014-0000 | 20150601698547 | 1-260-477-312

FATIC No.: 2652195

THE GRANTOR(S) Christopher Gallagher and Teresa Gallagher, husband and wife, as tenants by the entirety, 1120 Cleveland Ave., Park Ridge, IL 60068, 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:

Christopher Gilbert and Laura Gilbert,

husband and wife, as tenants by the entirety, 4912 N. Hoyne Ave., Chicago, IL 60625, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

SUBJECT TO: 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; and general real estate taxes not yet due and payable at the time of Closing.

Address: 516 Hamlin Ct., Park Ridge, IL 60068
PIN: 09-34-223-014-0000

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P 3
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SC Y
NT ID



First American
Title Insurance Company



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 40805

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By: Christopher Gallagher
Christopher Gallagher

By: Teresa Gallagher
Teresa Gallagher

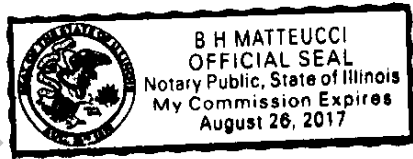
State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Christopher Gallagher and Teresa Gallagher, personally known to me (or proved with satisfactory evidence) 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 instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of June 20 15

B H Matteucci
Notary Public



Prepared by:
Matteucci Law Office
744 S. Spring Ave.
La Grange, IL 60525

Mail to:
Daniel Seltzer
943 S Kenilworth Ave
Oak Park, IL 60304

Name and Address of Taxpayer:
Chris & Laura Gilbert
516 Hamlin Ct.
Park Ridge, IL 60068

Address: 516 Hamlin Ct., Park Ridge, IL 60068
PIN: 09-34-223-014-0000

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AFFIDAVIT OF TITLE COVENANT AND WARRANTY

Exhibit "A" – Legal Description

Lot 1 of Schmid's Pleasant Oaks Resubdivision of part of Lot 20 (Except the North 171.0 feet thereof) and except that part of Lot 20 described as follows:

Beginning at a point in the center line of Talcott Road 298.0 feet Northwesterly of the intersection of the said center line with the East line 171.0 feet South of and parallel with the North line of said Lot 20; thence East along said parallel line 489.73 feet; thence Southwesterly 289.13 feet to the point of beginning all in Greenbaum's Subdivision of that part of the West 1/2 of the Northeast 1/4 of Section 34, Township 41 North, Range 12, East of the Third Principal Meridian, and a strip of land in the East 1/2 of the Northeast 1/4 described as follows: Beginning at the point in the center line of Talcott Road with the intersection of the West line of the East 1/2 of the Northeast 1/4 of Section 34, Township 41 North, Range 12, East of the Third Principal Meridian; thence North on the West line of the East 1/2 of the Northeast 1/4 404.45 feet; thence East 10.00 feet parallel with the North line of the East 1/2 of the Northeast 1/4; thence South parallel with the West line of the East 1/2 of the Northeast 1/4 411.16 feet to the center line of Talcott Road; thence Northwesterly 11.98 feet to the point of beginning, all in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

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PIN: 09-34-223-014-0000

