# **UNOFFICIAL COPY**



WARRANTY DEED **ILLINOIS STATUTORY** 

155TO4244VH

Doc#: 1526410043 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/21/2015 11:40 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Tricia L. C Neill, Single, of 4145 Whittle Avenue, Oakland, CA 94602 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CON\EYS AND WARRANTS to Megan Pool,\* Aldine, Unit 207, Chicago, IL 60657, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: \*a single woman

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-20-118-046-1001

Property Address: 3765 N. Magnolia Ave., Unit 1, Chicago, IL 60613

SUBJECT TO: Covenants; conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closir g.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 9th day of August (Seal)

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STATE OF ) SS, COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tricia L. O'Neill 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 she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Give 1 under my hand and notarial seal, this 9th day of August, 20 15

Notary Public

OFFICIAL SEAL
REBECCA R NORDEEN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/10/15

THIS INSTRUMENT PREPARED BY Law Office of Judy L. DeAngelis 767 Walton Lane Grayslake, IL 60030

MAIL TO:

Law Office of Randy P. Evangelides 785 Wexford Court Grayslake, IL 60030 SEND SUBSEQUENT TAX BILLS TO:

Megan Pool 3765 N. Magnolia Ave. Unit 1 Chicago, IL 60613

KEAL ESTATE TRA	NSFER TAX	05.
	COLUM	25-Aug-201
	COUNTY:	98.00
	ILLINOIS:	196.00
14-20-118-046-1001	TOTAL:	294.00
1001-0-1001	20150801613774	0-376-215 424

REAL ESTATE TRA	0.5	
		25-Aug-2015
	CHICAGO:	1,470.00
	CTA:	588.00
14-20-118 046 100	TOTAL: 1-20-118-046-1001   20150801613774	2,058.00
7,0-040-1001	1 20150801613774	1-609-570-176

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### **UNOFFICIAL CO**

#### EXHIBIT "A"

Unit Number 1 in Magnolia Grace Condominium as delineated on a survey of the following described real estate:

Lots 51 and 52 in Miller's Subdivision of Block 7 and that part West of Racine Avenue of Block 8 of Edson's Subdivision of the South 3/4 of the East 1/2 of the Northwest 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 25999198 together with its undivided percentage interest in the common elements. Of Cook County Clark's Office

PIN 14-20-118-546-1001