# **UNOFFICIAL COPY**

WARRANTY DEED
ILLINOIS STATUTORY

MAIL TO:

John M. Kennelly KENNELLY & ASSOCIATES 1010 Lake Street, Suite 605 Oak Park, IL 60301



Doc#: 1530644041 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Flecorder of Deeds
Date: 11/02/2015 12:03 PM Pg: 1 of 4

GRANTOR(S), THADDEUS P. BRZYSKI and MARGARET M. BRENNAN, husband and wife, of the Village of River Forest, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), THADDEUS P. BRZYSKI, as Trustee of the THADDEUS P. BRZYSKI Rev cable Living Trust, as to a fifty percent (50%) interest and MARGARET M. BRENNAN, as Trustee of the MARGARET M. BRENNAN Revocable Living Trust as to a fifty percent (50%) interest, the following described real estate situated in the County of Cook, State of Illinois to-wit:

## SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building line; and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, 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 forever.

15-12-318-036-1005

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

Property Address:

**CCRD REVIEWER** 

Permanent Index Number:

1 Gale Avenue, Unit 2E, River Forest, IL 60305

DATED this 2<sup>nd</sup> day of October, 2015

THADDEUS P. BRZYSKÍ

MARGARET M. BRENNAN

EXEMPTION APPROVED

DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Issa Scheiner

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# **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEKFBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 2nd day of October, 2015

OFFICIAL SEAL

SUSANNE M SUTTON

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of

Paragraph e , Section 4,

Real Estate Transfer Act

Date:

### This document prepared by:

John M. Kennelly 1010 Lake St., Suite 605 Oak Park, IL 60301 (708) 848-1111

### Send future tax bills to:

Thaddeus P. Brzyski Margaret M. Brennan 1 Gale Ave. #2E River Forest, IL 60305

**EXEMPTION APPROVED DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST** Jusa Scheiner

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### LEGAL DESCRIPTION

PARCEL 1:

UNIT 2-E TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE ONE GALE AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 90370224, AS AMENDED FROM TIME TO TIME, IN THE SOUTH VIEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-18 AND STORAGE SPACE O, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 90370224, AFORESAID.

PIN: 15-12-318-036-1005

Jnit 2. COMMONLY KNOWN AS: 1 Gale Avenue, Unit 2E, River Forest, Illinois 60305

> **EXEMPTION APPROVED** DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST Iva Scheiner

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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/2-15	Signature Maddens P. Bayli
	Grantor or Agent
SUBSCRIEET AND SWORN TO BEFORE ME	
DI THE SAY MODELLA FYZUSILI	£
THIS DAVOF OCTUBET	OFFICIAL SEAL
P. 10.11	SUSANNE M SUTTON MY COMMISSION EXPIRES 2015
NOTARY PUBLIC WELL SUCH	MY COMMISSION EXPIRES:09/19/18
	· · · · · · · · · · · · · · · · · · ·

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID ALL DAY OF SUSANNE M S NOTARY PUBLIC - STATE

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

**EXEMPTION APPROVED** 

DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FORESTAmerican Legal Forms
(312) 332-1922
Form No. 342