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PREPARED BY:

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Doc#: 1534312011 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2015 11:41 AM Pg: 1 of 2

MAIL TAX BILL TO: + Deed

Sean C. Campbell and Jihyun L. Campbell
413 Wisconsin Ave Unit A
Oak Park, IL 60302

150324800067

1/2

TENANCY BY THE ENTIRETY WARRANTY DEED
Statutory (Illinois)

DIVORCED AND NOT SINCE REMARRIED

THE GRANTOR, Terence N. Toner of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Sean C. Campbell and Jihyun L. Campbell, * of 247 Clinton, Oak Park, Illinois 60302, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

* husband and wife,

Parcel 1: Unit A:

ABOVE FOUNDATION ELEVATION

Those parts of Property and Space lying above a horizontal plane having an elevation of +47.37 Feet above Chicago City Datum, described as follows: That part of Lot 48 and the North half of Lot 49 (except the South 15 feet thereof), in Scoville and Niles subdivision of Block 5 in Scoville and Niles addition to Oak Park, said addition being a subdivision of the West 40 acres of the Southwest quarter of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, described by commencing at the Northeast corner of Lot 48; thence West along the North line of Lot 48 a distance of 20.50 feet to a place of beginning; thence continuing West along said North line a distance of 32.87 feet; thence South at right angles to said North line a distance of 19.50 feet; thence West at right angles to the last described line a distance of 9.21 feet; thence South at right angles to the last described line a distance of 22.50 feet thence East at right angles to the last described line a distance of 42.08 feet; thence North a distance of 42.00 feet to the place of beginning, in Cook County, Illinois.

LOWER LEVEL

Those parts of Property and Space lying below a horizontal plane having an elevation of +47.37 Feet above Chicago City Datum, described as follows: That part of Lot 48 and the North half of Lot 49 (except the South 15 feet thereof), in Scoville and Niles subdivision of Block 5 in Scoville and Niles addition to Oak Park, said addition being a subdivision of the West 40 acres of the Southwest quarter of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, described by commencing at the Northeast corner of Lot 48; thence West along the North line of Lot 48 a distance of 20.50 feet to a place of beginning; thence continuing West along said North line a distance of 28.26 feet; thence South at right angles to said North line a distance of 19.50 feet; thence West at right angles to the last described line a distance of 13.82 feet; thence South at right angles to the last described line a distance of 8.35 feet; thence West at right angles to the last described line a distance of 24.19 feet; thence South at right angles to the last described line a distance of 4.95 feet; thence East at right angles to the last described line a distance of 24.19 feet; thence South at right angles to the last described line a distance of 9.20 feet; thence East at right angles to the last described line a distance of 42.08 feet; thence North a distance of 42.00 feet to the place of beginning, in Cook County, Illinois.

Parcel 2: Unit A:

Easement for the benefit of Parcel 1, for ingress and egress as established by Declaration recorded as Document 95551067.

UNIT A- GARAGE

Those parts of property and space lying below a horizontal plane having an elevation of 51.88 feet above Chicago City Datum, described as follows: That part of Lot 4B and the North half of Lot 49 (Except the South 15 feet thereof), taken as a parcel in Scoville and Niles subdivision of Block 5 in Scoville and Niles addition to Oak Park. said addition being a subdivision of the West 40 acres of

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the Southwest quarter of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, described by commencing at the Southwest corner of said parcel; thence East along the South line of said parcel a distance of 44.20 feet; thence North at right angles to said South line a distance of 16.42 feet to a place of beginning; thence continuing North along the prolongation of the last described line a distance of 19.11 feet; thence West at right angles to the last described line a distance of 20.22 feet; thence South alright angles to the last described line a distance of 6.24 feet; thence West at right angles to the last described line a distance of 0.43 feet; thence South at right angles to the last described line a distance of 12.87 feet; thence East at right angles to the last described line a distance of 20.65 feet to the place of the beginning, in Cook County, Illinois.

Permanent Index Number(s): 16-07-322-044/051-0000

Property Address: 413 Wisconsin Ave Unit A & Garage Unit A, Oak Park, IL 60302

Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record; applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this 30 day of November,

Terence N. Toner

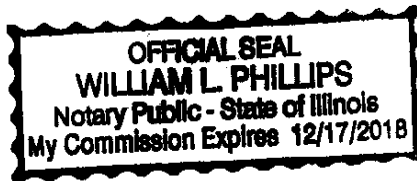
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Terence N. Toner, 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

30th day of NOVEMBER, 2015

Notary Public
My commission expires: 12/17/2018



*DIVORCED AND NOT SINCE REMARRIED



NOV. 23. 15

REAL ESTATE TRANSFER TAX
0308800
0080004623
FP 102801

REAL ESTATE TRANSFER TAX	07-Dec-2015
COUNTY:	193.00
ILLINOIS:	386.00
TOTAL:	579.00

16-07-322-044-0000 | 20151101647334 | 0-380-044-352