



Doc#: 1613404050 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2016 12:50 PM Pg: 1 of 3

After recording return to:

R. POLACH
1111 PLAZA DR. #460
SCHAUMBURG IL
60173

Mail tax bills to:
ASHLEY EVANS
NIKKI EVANS
2025 W. RACE # 1E
CHICAGO IL 60612

MP

AM 4/10/16 (6510159)

Chicago Title

WARRANTY DEED

THE GRANTOR, DAVID R. MCGINLEY and MOLLY K. MCGINLEY (F/K/A MOLLY K. BRECKENRIDGE), husband and wife, as joint tenants, of 2025 W. Race Avenue, Unit 1E, Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ASHLEY EVANS, a single woman, and NICOLE EVANS, a single woman, as joint tenants, of 1 W. Superior, #914, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE EXHIBIT A MARKED AS LEGAL DESCRIPTION

Subject to the following: 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 due and payable at the time of closing.

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

Permanent Real Estate Index Numbers 17-07-124-044-1001
Address of Real Estate 2025 W. Race Avenue, Unit 1E, Chicago, Illinois
60612 - 1507

Dated this 12th day of April, 2016

David R. McGinley

Molly K. McGinley (f/k/a Molly K. Breckenridge)

REAL ESTATE TRANSFER TAX		03-May-2016
COUNTY:		207.50
ILLINOIS:		415.00
TOTAL:		622.50

17-07-124-044-1001 | 20160401692771 | 1-701-491-008

REAL ESTATE TRANSFER TAX		03-May-2016
CHICAGO:		3,112.50
CTA:		1,245.00
TOTAL:		4,357.50 *

17-07-124-044-1001 | 20160401692771 | 0-269-726-016
* Total does not include any applicable penalty or interest due.

SPS
3
INT

BOX 334 CT

UNOFFICIAL COPY

STATE OF IL)
COUNTY OF Cook)ss

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David R. McGinley and Molly K. McGinley (f/k/a Molly K. Breckenridge), personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of April, 2016.

Rafael Cruz
Notary Public



This instrument was prepared by:

Cindy S. Mangiaforte, Attorney at Law
100 S. Saunders Road, Suite 150, PMB #9701
Lake Forest, Illinois 60045

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NO. 1E IN THE 2025 W. RACE AVE. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 64 AND 65 IN WINSLOW'S SUBDIVISION OF PART OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0602445012 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-2, S-4, ALL LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0602445012.

PARCEL 3:

THE NON-EXCLUSIVE RIGHT TO THE USE OF ROOF AREA FOR UNITS 1W AND 1E, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0602445012.

PERMANENT INDEX NUMBER: 17-07-124-044-1001

PROPERTY ADDRESS: 2025 W. Race Avenue, Unit 1E, Chicago, IL 60612