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STC01146-38800 2/3 *nr*
THIS DOCUMENT WAS
PREPARED BY:

Lisa J. Saul, Esq.
24 West Erie Street, Suite 4A
Chicago, IL 60654

AFTER RECORDING, RETURN TO:

Rosemary Mulryan, Esq.
Mulryan & York, P.C.
4001 North Wolcott Avenue
Chicago, Illinois 60613

Doc#: 1614822051 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2016 09:43 AM Pg: 1 of 4

Dec ID 20160501606426
ST/CO Stamp 1-134-090-560 ST Tax \$175.00 CO Tax \$87.50
City Stamp 1-604-176-192 City Tax: \$1,837.50

WARRANTY DEED

THIS INDENTURE is made as of this 13th day of May, 2016 by and between **John B. Leen, a single man** of the city of Chicago, County of Cook, State of ILLINOIS (the "Grantor"), and **Nora Tormey** of the city of Chicago, County of Cook, State of ILLINOIS (the "Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, 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 hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX 19-May-2016



CHICAGO: 1,312.50
CTA: 525.00
TOTAL: 1,837.50 *

13-12-207-039-1019 | 20160501606426 | 1-604-176-192

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 23-May-2016

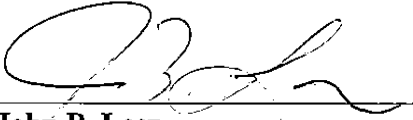


COUNTY: 87.50
ILLINOIS: 175.00
TOTAL: 262.50

13-12-207-039-1019 | 20160501606426 | 1-134-090-560

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IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this 13th day of May, 2016.



John B. Leen

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 **John B. Leen**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this 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 official seal, this 13th day of May, 2016.



Notary Public

Commission expires: June 13, 2018



Send Subsequent Tax Bills To:

Nora Tormey
2501 West Bryn Mawr Avenue, #307
Chicago, Illinois 60659

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EXHIBIT A

Legal Description

UNITS 2501-307 AND P-23 IN BRYN MAWR TERRACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 2 OF F. W. BRUMMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1923 AS DOCUMENT 7879542, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 26, 2007 AS DOCUMENT NO. 0720715138 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-12-207-039-1019; 13-12-207-039-1083

COMMON ADDRESS: 2501 West Bryn Mawr Avenue, #307 & P-23, Chicago, Illinois 60659

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2015 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0720715138, as amended from time to time.
3. Covenant recorded as Document Number 0825545098
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

Property of Cook County Clerk's Office