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Doc#: 1630115126 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/27/2016 11:31 AM Pg: 1 of 2

Dec ID 20161001673714
ST/CO Stamp 2-060-840-768 ST Tax \$295.00 CO Tax \$147.50
City Stamp 1-523-969-856 City Tax: \$3,097.50

WARRANTY DEED
Statutory (ILLINOIS)

This space reserved for Recorder's use only.

THE GRANTOR, GEORGE CONROY (also known as George D. Conroy), of 2042 West Morse Avenue, Unit 2042-2, in the Chicago, Cook County, Illinois 60645, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee, ANA MARIA L. DOWNS, of 5053 North Sheridan Road, Apartment 1S, Chicago, Cook County, Illinois 60640, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 2042-2 IN THE 2042-2046 WEST MORSE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 23 LYING EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT 23, 16.17 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT TO A POINT IN THE SOUTH LINE OF SAID LOT 23, 16.19 FEET WEST OF THE SOUTH EAST CORNER, ALL OF LOT 24 AND LOT 25 (EXCEPT THE EAST 37.5 FEET THEREOF) IN BLOCK 1 OF KEENEY'S ADDITION TO ROGERS PARK IN SECTION 31, TOWNSHIP 41 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 OWNERSHIP RECORDED AS DOCUMENT 97047571, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS 97047571

Permanent Real Estate Index Number(s): 11-31-116-050-1002

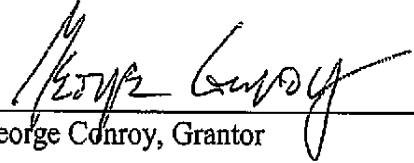
Address of Real Estate: 2042 West Morse Avenue, Unit ~~1042~~-2, Chicago, Illinois 60645

Subject only to the following, if any: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Grantee, all special governmental taxes or assessments, confirmed and unconfirmed, condominium declaration and bylaws, general real estate

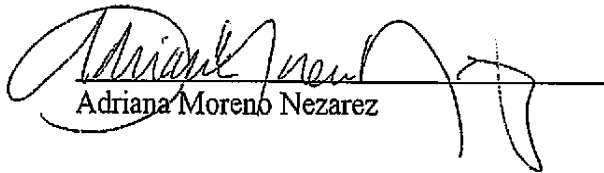
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taxes not due and payable at time of closing.

In Witness Whereof, Grantor has executed this instrument as of the 11th Day of October, 2016.


George Conroy, Grantor

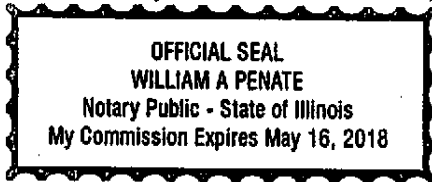
Release of Homestead Rights: Adriana Moreno Nezarez, wife of George Conroy, hereby releases any and all rights of homestead which she may have in the Real Estate described above.



Adriana Moreno Nezarez

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said State, DO HEREBY CERTIFY, that GEORGE CONROY (also known as George D. Conroy) and ADRIANA MORENO NEZAREZ, 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 severally acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of October, 2016.




Notary Public

This instrument was prepared by: Martin J. Freed, Esq, 2030 Pratt Court, Evanston, IL 60201.

MAIL TO:
ANA MARIA DOWNS
2042 W. MORSE
UNIT 2042-2
CHICAGO, IL 60645