

UNOFFICIAL COPY



Doc# 1702639010 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/26/2017 09:53 AM PG: 1 OF 3

Property of Cook County Clerk's Office

TO Record: Warranty Deed
1 of 2
16-03729

Return to: Lynn Paiva

Burnet Title
1301 W. 22nd Street
Oak Brook, IL 60523

S Y
P 3
S N
M N
SC Y
E Y
INT Dr

BT#16-03729 (TRC) 1/14

UNOFFICIAL COPY

WARRANTY DEED

The Grantors, Daniel M. Ryan, married to Kelly L. Ryan, and Catherine M. Ryan, a married woman, of 2520 North Southport Avenue, Unit 2N, Chicago, Illinois 60614, for and in consideration of the sum of Ten Dollars (\$10.00), CONVEYS AND WARRANTS to Michael T. O'Malley and Ashley E. O'Malley, husband and wife, not as tenants in common and not as joint tenants with rights of survivorship, but as tenants by the entirety, of 2763 North Kenmore, #2F, Chicago, Illinois 60614, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description attached as Exhibit A
Property commonly known as 2520 North Southport Avenue, ^{Apt.} Unit 2N, Chicago, IL 60614
P.I.N.: 14-29-313-047-1002

SUBJECT TO: (a) Conditions, covenants, and restrictions of record; and (b) general real estate taxes not yet due and payable.

Dated this 22 day of November, 2016

Daniel M. Ryan
Daniel M. Ryan

Catherine M. Ryan
Catherine M. Ryan

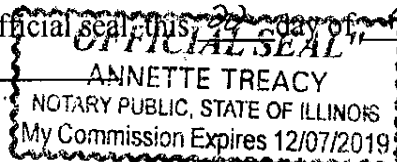
Kelly L. Ryan
Kelly L. Ryan, signing for purposes of waiving any and all homestead rights

THIS IS NOT HOMESTEAD PROPERTY WITH RESPECT TO CATHERINE M. RYAN AND HER SPOUSE

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel M. Ryan, Catherine M. Ryan and Kelly L. Ryan, 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, sealed 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 22 day of November, 2016

Annette Treacy
Notary Public



This instrument was prepared by Michael G. Philipp, WIEDEL, PHILIPP, INDELICATO & OLSON, 4915 Main Street, Downers Grove, IL 60515.

MAIL TO:

Michael T. O'Malley
2520 N. Southport Unit 2N
Chicago IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Michael T. O'Malley and Ashley E. O'Malley
2520 North Southport Avenue, Unit 2N
Chicago, IL 60614

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2520 NORTH SOUTHPORT AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0020471455, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4, STORAGE SPACE S-2 AND REAR PORCHES (FOR CERTAIN UNITS) AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020471455.

Permanent Index Number(s): 14-29-313-047-1002

2520 N. Southport Ave. Unit Apt 2N, Chicago IL 60614

REAL ESTATE TRANSFER TAX

19-Jan-2017



COUNTY:	215.00
ILLINOIS:	430.00
TOTAL:	645.00

14-29-313-047-1002 | 20161101679053 | 1-165-995-200

REAL ESTATE TRANSFER TAX

30-Nov-2016



CHICAGO:	3,225.00
CTA:	1,290.00
TOTAL:	4,515.00 *

14-29-313-047-1002 | 20161101679053 | 1-600-401-600

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