

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY (Individual to Individual)

Doc#: 1711546006 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/25/2017 09:47 AM Pg: 1 of 3

Dec ID 20170401641126  
ST/CO Stamp 2-137-719-232 ST Tax \$670.00 CO Tax \$335.00  
City Stamp 0-157-884-864 City Tax: \$7,035.00

### Mail To:

Dennis J. G. Hennessy, Esq.  
215 Catalpa  
Itasca, IL 60143

### Send Subsequent Tax Bills To:

Daniel F. McGlynn II  
Haley Marie McGlynn  
849 N. Franklin St.  
Unit 1407  
Chicago, IL 60610

RECORDER'S STAMP

THE GRANTORS, James W. Watt and Julie Kump Watt, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Daniel F. McGlynn II and Haley Marie McGlynn, husband and wife, of Chicago, Illinois, not as tenants in common nor as joint tenants but as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"


SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2016 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.



Permanent Index Number: 17-04-445-017-1222

Property Address: 849 N Franklin Street, Unit 1407, Chicago, Illinois 60610

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

## SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		24-Apr-2017
	CHICAGO:	5,025.00
	CTA:	2,010.00
	TOTAL:	7,035.00 *
17-04-445-017-1222   20170401641126   0-157-884-864		

REAL ESTATE TRANSFER TAX		24-Apr-2017
	COUNTY:	335.00
	ILLINOIS:	670.00
	TOTAL:	1,005.00
17-04-445-017-1222   20170401641126   2-137-719-232		

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

BS  
10f2  
6w17-51649

# UNOFFICIAL COPY

Dated this 14 day of April, 2017.

James W. Watt  
James W. Watt

Julie Kump Watt  
Julie Kump Watt

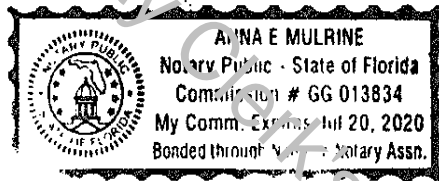
STATE OF Florida )  
  )SS  
COUNTY OF Manatee )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James W. Watt and Julie Kump Watt are 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.

Subscribed and sworn to before me this 14 day of April, 2017.

Anna E. Mulrine  
Notary Public

My Commission Expires: 7/20/20



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091  
(Name and Address)

**MAIL TO:**

Dennis J. G. Hennessy, Esq.  
215 Catalpa  
Itasca, IL 60143

**SEND SUBSEQUENT TAX BILLS TO:**

Daniel F. McGlynn II  
Haley Marie McGlynn  
849 N. Franklin St.  
Unit 1407  
Chicago, IL 60610

**UNOFFICIAL COPY****EXHIBIT "A"**

**UNIT NUMBER 1407 IN THE PARC CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**SUB-PARCEL 1:**

**LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**SUB-PARCEL 2:**

**THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**SUB-PARCEL 3:**

**ALL OF THE NORTH-SOUTH 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**SUB-PARCEL 4:**

**ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11, LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613910107, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 140T, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.**