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Prepared by:
Melinda Higgins Brom
301 Scottswood
Riverside, Illinois 60546.

Doc#. 1719208167 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2017 10:37 AM Pg: 1 of 4

Dec ID 20170701686109
ST/CO Stamp 1-096-857-024 ST Tax \$188.00 CO Tax \$94.00

Mail to:

Terri J. Kelly
8010 Riverwalk Dr
6C
Lyons, IL 60534

Send tax bills to:

Terri J. Kelly
8010 Riverwalk Dr
6C
Lyons, IL 60534

WARRANTY DEED

THE GRANTOR, MARCO A. MERCADO, an unmarried man and not a party to a Civil Union, of the Village of Lyons, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to TERRI J. KELLY, an unmarried woman and not a party to a Civil Union, 3115 Grand Blvd, Brookfield, IL 60513, Grantee, the following described real estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Index Number: 18-02-204-016-1102 and 18-02-204-016-1121

Property Address: 8010 Riverwalk, Unit 6 C, Lyons, IL 60534

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

C.T.I./CY

17NW710818503

1062.RB

REAL ESTATE TRANSFER TAX

10-Jul-2017



COUNTY:	94.00
ILLINOIS:	188.00
TOTAL:	282.00

18-02-204-016-1102

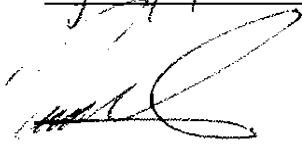
20170701686109

1-096-857-024

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TO HAVE AND TO HOLD SAID PREMISES FOREVER, subject to: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through buyer; and 2017 and subsequent years general real estate taxes.

DATED this July 7, 2017.



MARCO A. MERCADO

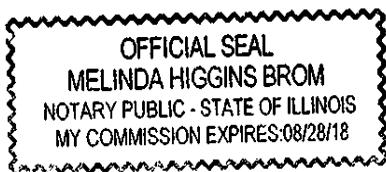
State of Illinois)
) SS
County of Cook)

I the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY MARCO A. MERCADO, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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, July 7, 2017


Notary Public

Commission expires _____



Property of Cook County Clerk's Office

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Exhibit "A"

Order No.: 17NW7128185CS

For APN/Parcel ID(s): 18-02-204-016-1102 and 18-02-204-016-1121

UNIT 8010-6C AND 8030- PS-61 N THE RIVERWALK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF LOTS 1, 2 AND 3 (EXCEPT THE SOUTHWESTERLY 101 FEET OF SAID LOT 3) OF LUNN'S SUBDIVISION OF 2.5 ACRES IN THE NORTHEAST QUARTER OF SECTION 2; VACATED BARRY POINT ROAD; AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2, LYING NORTH OF THE NORTH LINE OF OGDEN AVENUE AND WEST OF THE WEST LINE OF JOLIET ROAD, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF JOLIET ROAD (SAID WEST LINE BEING 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 2) AND 108 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF JOLIET ROAD, 319.31 FEET MEASURED (318.03 FEET MORE OR LESS RECORD) TO THE NORTH LINE OF OGDEN AVENUE; THENCE SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST ON THE NORTHERLY LINE OF OGDEN AVENUE, 124.91 FEET TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST, ALONG THE NORTHERLY LINE OF OGDEN AVENUE 320.40 FEET, TO THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF THE SOUTHWESTERLY 101 FEET OF LOT 3 IN LUNN'S SUBDIVISION; THENCE NORTH 47 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE (AND EXTENSION THEREOF) OF THE SOUTHWESTERLY 101 FEET OF SAID LOT 3 IN LUNN'S SUBDIVISION, BEING ALSO A LINE IF EXTENDED WOULD PASS THROUGH A CUT CROSS ON THE TOP OF A CONCRETE WALL, 89.60 FEET (SAID CROSS BEING 21.38 FEET FURTHER NORTHWESTERLY OF THE TERMINUS OF THIS LINE); THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, 175.49 FEET, SAID CURVE HAVING A RADIUS OF 396.52 FEET, A CHORD DISTANCE OF 174.07 FEET, AND A CHORD BEARING OF NORTH 56 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 17.66 FEET TO A POINT ON THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, ACCORDING TO DOCUMENT 0010743494; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, 210.00 FEET; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 49.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE, 307.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND ALL TAKEN AS A TRACT; EXCEPT THAT PART OF THE AFORESAID TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING

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Exhibit "A"

(continued)

THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, WITH THE NORTHERLY LINE OF OGDEN AVENUE; THENCE NORTH 01 DEGREES 54 MINUTES 57 SECONDS WEST, 27.09 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION; THENCE NORTH 78 DEGREES 02 MINUTES 51 SECONDS WEST, 116.00 FEET; THENCE NORTH 11 DEGREES 57 MINUTES 09 SECONDS EAST, 154.00 FEET; THENCE NORTH 57 DEGREES 19 MINUTES 43 SECONDS EAST, 20.91 FEET TO A POINT ON THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE OF PROPERTY CONVEYED, 280.58 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED, TOGETHER WITH THAT PART OF THIS DEVELOPMENT FALLING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502834082 AND AMENDMENT NO. 1, RECORDED OCTOBER 18, 2006, AS DOCUMENT NUMBER 0629131064, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office