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Doc#. 1720846203 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/27/2017 01:23 PM Pg: 1 of 3

WARRANTY DEED

The Grantor, **KEVIN J. MCMAHON**, a single man, of Chicago, County of Cook, in the State of Illinois, for and in consideration of TEN & NO/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants to the Grantee, **RICHARD GLEN PROPERTY MANAGEMENT LLC SERIES K**, of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in ~~Oak Park~~, Cook County, Illinois; to wit: Forest

Dec ID 20170701693893
ST/CO Stamp 0-380-915-136 ST Tax \$30.00 CO Tax \$15.00

The above Space for Recorder's Use only

PLEASE SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 15-13-304-034-1003

Address of the Property: 839 Lathrop Ave., #GW, Forest Park, IL 60130

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

DATED: This 26th day of July 2017.

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

6775
7.25.17
Approved/Date

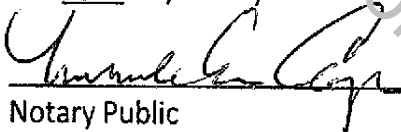

KEVIN J. MCMAHON

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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, **KEVIN J. MCMAHON** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 Seal
this 20th day of July 2017.


Notary Public



This instrument was prepared by:

Nichole Capraro
Stewart and Capraro
1010 Lake Street, Suite 612
Oak Park, IL 60301

Mail Recorded Deed to:

David Richardson
4258 W. 63rd St.
Chicago, IL 60629

Mail subsequent tax bills to:

R.G.P.M.
MEL ~~Richardson~~ *Richardson* ~~Stewart~~ *Stewart* ~~Property Management~~
230 S. Clark, Suite 100
Chicago, IL 60604

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

Order No.: 17NW7128552OK

For APN/Parcel ID(s): 15-13-304-034-1003

PARCEL 1: UNIT 839-GW IN THE PARK VIEW CONDOMINIUMS OF FOREST PARK AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, AND 3 IN BLOCK 6 IN THE SUBDIVISION OF BLOCK 4 THE NORTH 188.95 FEET OF THE EAST 197.10 FEET OF BLOCK 5, BLOCK 6, THE SOUTHWEST 1/4 OF BLOCK 7, BLOCKS 8, 15 AND BLOCK 18 (EXCEPT THE WEST 50 FEET OF THE SOUTH 125 FEET THEREOF), ALL IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHEAST OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 1, 2003 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 0312145004 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-12 AS LIMITED COMMON ELEMENTS "LCE" AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 839-GW AS SET FORTH IN THE DECLARATION, THE GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.