

# UNOFFICIAL COPY

Doc#: 1724157069 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2017 09:53 AM Pg: 1 of 3

Dec ID 20170801608925  
ST/CO Stamp 1-796-134-336 ST Tax \$1,245.00 CO Tax \$622.50  
City Stamp 0-201-936-320 City Tax: \$13,072.50

After recording return to:

Brian T. Lynch  
Shaida T. Lynch  
130 N. Garland Ct #3301  
Chicago, IL 60602

Mail tax bills to:

Brian T. Lynch  
Shaida T. Lynch  
130 N. Garland Ct #3301  
Chicago, IL 60602

## WARRANTY DEED

THE GRANTOR, **LESLIE RICHMAN**, divorced and not since remarried, of 951 Mt. Vernon Avenue, Lake Forest, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **BRIAN T. LYNCH** and **SHAIDA I. LYNCH**, husband and wife, of 1351 W. Altgeld #3D, Chicago, Illinois, as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 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 EXHIBIT A MARKED AS LEGAL DESCRIPTION

Subject to the following: covenants, conditions and restriction of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY** forever.

Permanent Real Estate Index Numbers 17-10-309-015-1839; 17-10-309-015-1374  
Address of Real Estate 130 N. Garland Court, Unit 3301 & P5-17,  
Chicago, Illinois 60602

Dated this 10 day of July, 2017.

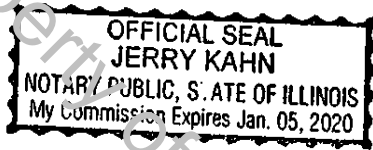
Leslie Richman  
Leslie Richman

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STATE OF Illinois )  
 )ss  
COUNTY OF LAKE )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Leslie Richman, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of <sup>Aug</sup> July, 2017.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:

Cindy S. Mangiaforte, Attorney at Law  
100 S. Saunders Road, Suite 150, PMB 9701  
Lake Forest, Illinois 60045

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 3301 AND PARKING SPACE UNIT 5-17 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED S807-60 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: PART OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED THEREIN.

PERMANENT INDEX NUMBER: 17-10-309-015-1839; 17-10-309-015-1374

PROPERTY ADDRESS: 130 N. Garland Court, Unit 3301 & P5-17, Chicago, Illinois  
60602