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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/09/2017 08:31 AM Pg: 1 of 5

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Sara Cooper, Esq.
Quarles & Brady LLP
300 North LaSalle Street
Suite 4000
Chicago, Illinois 60654

Dec ID 20171001644808
ST/CO Stamp 0-202-338-240 ST Tax \$313.00 CO Tax \$156.50

AFTER RECORDING, THIS INSTRUMENT SHOULD BE RETURNED TO:

Yelena Shvartsman
400 Skokie Boulevard Ste 226
Northbrook, Illinois 60035

MAIL TAX BILLS TO:

Victor Sirbu and Iulia Prodan
12808 Marian Drive
Lemont, Illinois 60439

The above space for recorder's use only

THIS WARRANTY DEED (this "Deed"), made as of the 2 day of November, 2017, between **ADAM T. MCMAHON, KATHRYN MCMAHON a/k/a KATHRYN SCOTT, and VIRGINIA MCMAHON**, as joint tenants with survivorship ("Grantor"), and **VICTOR SIRBU**, a married man ("Grantee"), of the County of Cook, State of Illinois.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby CONVEY and WARRANT unto the Grantee and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Lake and State of Illinois known and described as follows to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee, 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 Property; any acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and general real estate taxes not due and payable at the time of closing.

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And Grantor hereby binds itself to WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by, through or under such title, and not otherwise, subject to the matters set forth above.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first written above.

GRANTOR:

Adam McMahon
Adam McMahon, an Individual

Kathryn S. McMahon
Kathryn McMahon, an Individual

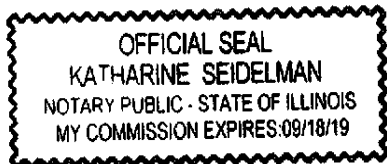
Virginia McMahon
Virginia McMahon, an Individual

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Adam McMahon, an individual, personally known 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of November, 2017.



Katharine Seidelman
Notary Public

Commission expires 9/18/19

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kathryn McMahon, an individual, personally known 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of November, 2017.



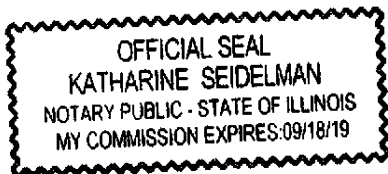
[Signature]
Notary Public

Commission expires 9/18/19

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Virginia McMahon, an individual, personally known 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of November, 2017.



[Signature]
Notary Public

Commission expires 9/18/19

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EXHIBIT A **LEGAL DESCRIPTION OF THE PROPERTY**

Parcel 1:

A tract of land being a part of Lot 56 in Keepataw Trails, a subdivision of part of the north 1/2 of Section 33, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County Illinois, said tract being described as follows: Commencing at the northwest corner of said Lot 56; thence south 00 degrees 01 minute 08 seconds west along the west line of said Lot 56, a distance of 47.75 feet; thence south 89 degrees 58 minutes 52 seconds east, a distance of 38.44 feet to the point of beginning; thence continuing south 89 degrees 58 minutes 52 seconds east, a distance of 64.00 feet; thence south 00 degrees 01 minute 08 seconds west, a distance of 32 feet; thence north 89 degrees 58 minutes 52 seconds west, a distance of 64.00 feet; thence north 00 degrees 01 minutes 08 seconds east, a distance of 32.00 feet to the point of beginning.

Parcel 2:

Easement appurtenant to and for the benefit of parcel 1 as set forth in the declaration for the Keepataw Trails Townhomes of Lemont recorded September 12, 1996 as document 96698224, as amended, for ingress and egress.

P.I.N.: 22331150100000

Street Address: 12808 Marian Drive, Lemont, Illinois 60439