

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 1817929457 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2018 01:52 PM Pg: 1 of 3

Dec ID 20180601606463  
ST/CO Stamp 1-559-696-160 ST Tax \$445.00 CO Tax \$222.50

Above Space for Recorders Use Only

THE GRANTORS, Susheel C. Reddy and Shannon R. Galvin, husband and wife, of 320 S. Maple Ave., Unit C, Oak Park, IL 60302, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

Reilly Murphy and Jennifer Sargent, husband and wife  
479 N. Harlem, #311  
Oak Park, IL 60301

Not as joint tenants or tenants in common, but as tenants by the entirety forever all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part here of.

Permanent Index Number:  
16-07-315-032-0000

Commonly known as:  
320 S. Maple Ave., Unit C, Oak Park, IL 60302

Subject to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, terms, provisions, covenants and conditions of the Declaration of Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

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 forever.

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

BW 18041650 212 Kof

Property of Cook County Clerk's Office



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Baird &amp; Warner Title Services, Inc

**Exhibit A**

UNIT 320-C OF THAT PART OF LOT 17 (EXCEPT THE SOUTH 6 INCHES THEREOF) AND THE SOUTH 15 FEET OF LOT 14 IN BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED 15 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 14 ON THE EAST LINE OF MAPLE STREET; THENCE SOUTH 89 DEGREES 47 MINUTES 31 SECONDS EAST 129.86 FEET ALONG THE NORTH LINE OF THE SOUTH 15 FEET OF SAID LOT 14 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 12 SECONDS EAST 21.19 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST 3.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 12 SECONDS EAST 8.36 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST 6.10 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 12 SECONDS EAST 0.74 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST 8.44 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 12 SECONDS WEST 4.56 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST 8.57 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 12 SECONDS WEST 25.72 FEET TO SAID NORTH LINE OF THE SOUTH 15 FEET OF LOT 14; THENCE SOUTH 89 DEGREES 47 MINUTES 31 SECONDS EAST 26.84 FEET TO THE POINT OF BEGINNING; AND ALSO: THAT PART OF LOT 17 (EXCEPT THE SOUTH 6 INCHES THEREOF) AND THE SOUTH 15 FEET OF LOT 14 LYING ABOVE ELEVATION 53.43 FEET IN BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED 15 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 14 ON THE EAST LINE OF MAPLE STREET; THENCE SOUTH 89 DEGREES 47 MINUTES 31 SECONDS EAST 129.86 FEET ALONG THE NORTH LINE OF THE SOUTH 15 FEET OF SAID LOT 14 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 12 SECONDS EAST 21.19 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST 3.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 12 SECONDS EAST 8.36 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST 6.10 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 12 SECONDS EAST 4.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST 26.54 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 12 SECONDS WEST 33.43 FEET TO SAID NORTH LINE OF THE SOUTH 15 FEET OF LOT 14; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST 16.70 FEET ALONG SAID NORTH LINE OF THE SOUTH 15 FEET OF LOT 14 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number(s):**  
16-07-315-032-0000

**Note for Informational Purposes Only, Commonly known as:**  
320 S. Maple Ave., Unit C, Oak Park, IL 60302