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WARRANTY DEED (Illinois)

735361
THIS DEED is made as of the 26 day of
March, 2019, by and between

TIMOTHY W. JOHNSTONE AND
KATHRYN E. JOHNSTONE
HUSBAND AND WIFE
("Grantor," whether one or more),

and

CAROL SKILKEN
("Grantee," whether one or more).

3513 N. Claremont Ave., Chicago, IL 60618

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 5003 N. LINCOLN AVE. UNIT 6, CHICAGO, IL 60625

PARCEL INDEX NUMBER (PIN): ~~13-22-412-021-0000~~ (VOL: 350)
13-12-411-112-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2018 and subsequent years.



19102170350

Doc# 1910217035 Fee \$48.00

IRHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS


DATE: 04/12/2019 10:09 AM PG: 1 OF 6

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 26 day of March, 2019.


TIMOTHY W. JOHNSTONE


KATHRYN E. JOHNSTONE

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Richard Gohn, 105 W. Madison St. #401
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO: CAROL SKILKEN
5003 N. LINCOLN AVE., UNIT 6, CHICAGO, IL 60625

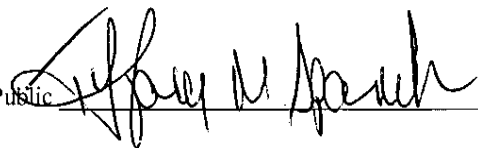
OR

RECORDER'S OFFICE BOX NO. _____

State of New York)
County of Erie) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that TIMOTHY W. JOHNSTONE and KATHRYN E. JOHNSTONE, are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of March, 2019.

Notary Public 

My Commission Expires: 12/06/2021

TIFFANY M SPANICH
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01-SP6034113
My Commission Expires Dec. 6, 2021

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LEGAL DESCRIPTION

OF

5003 N. LINCOLN AVE., UNIT 6, CHICAGO, IL 60625

13-12-411-112-0000

PARCEL INDEX NUMBER (PIN): ~~13-22-412-021-0000~~ (VOL: 350)

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL ONE:

THAT PART OF LOT 21 IN TOWN OF BOWMANVILLE, IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH ON THE EAST LINE OF SAID LOT, 30 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ON THE WESTERLY LINE THEREOF TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ON THE SOUTH LINE TO THE PLACE OF BEGINNING; ALSO THE SOUTH 49 FEET OF THE NORTH 73 FEET OF THE SOUTH 103 FEET (MEASURED ALONG THE EAST LINE) OF LOT 21 IN TOWN OF BOWMANVILLE, ACCORDING TO THE MAP OF SAID TOWN RECORDED NOVEMBER 12, 1855 IN BOOK 98 OF MAPS, PAGE 20, AS DOCUMENT NO. 64427, IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO: LOTS 10, 11, 12, 13, AND 14, IN SHUPPS SUBDIVISION OF LOTS 20 AND 21 (EXCEPT THE SOUTH 103 FEET OF SAID LOT 21) IN BOWMANS SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE NORTH 24 FEET OF THE SOUTH 103 FEET OF LOT 21 (MEASURED ON THE EAST LINE OF SAID LOT

21) IN TOWN OF BOWMANVILLE, AS PER PLAT RECORDED NOVEMBER 12, 1855 AS DOCUMENT 64427, IN COOK COUNTY, ILLINOIS ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 63.37 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 42 SECONDS EAST, 25.62 FEET; THENCE 0 DEGREES 13 MINUTES 42 SECONDS WEST, 5.55 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 18 SECONDS EAST, 27.58 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 16 SECONDS WEST, 8.81 FEET;

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THENCE NORTH 89 DEGREES 46 MINUTES 18 SECONDS EAST, 22.83 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 16 SECONDS WEST, 11.01 FEET TO THE POINT OF BEGINNING IN COOK COUNTY,

ILLINOIS. PARCEL TWO:

EASEMENTS FOR THE BENEFIT OF PARCEL ONE FOR SUPPORT, ACCESS AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR TOWNHOME ON THE SQUARE TOWNHOME ASSOCIATION RECORDED JANUARY 12, 2007 AS DOCUMENT NO. 0701215042 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

04-Apr-2019



CHICAGO:

4,500.00

CTA:

1,800.00

TOTAL:

6,300.00 *

13-12-411-112-0000 | 20190401639049 | 1-049-543-584

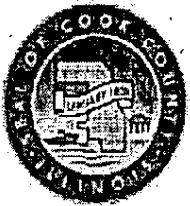
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

04-Apr-2019



COUNTY:	300.00
ILLINOIS:	600.00
TOTAL:	900.00

13-12-411-112-0000

| 20190401639049 | 1-099-875-232