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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1910618014 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/16/2019 10:00 AM Pg: 1 of 4

Dec ID 20190401638552
ST/CO Stamp 1-333-545-888 ST Tax \$325.00 CO Tax \$162.50

THE GRANTOR(S), Scott A. Beatty, an unmarried man, of the Village of La Grange, County of Cook, State of Illinois and James D. Beatty, a married man, of the Village of Downers Grove, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and warrants to Stephen P. Brown, an unmarried man, (GRANTEE'S ADDRESS) 31 East Ogden Avenue #341, La Grange, Illinois 60525 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A"

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2018 and subsequent years

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

Permanent Real Estate Index Number(s): 18-04-209-013-1060, 18-04-209-013-1160, 18-04-209-013-1190
Address(es) of Real Estate: 1 North Beacon Place Unit 608, La Grange, Illinois 60525

Dated this 2nd day of April, 2019

Scott A. Beatty

Scott A. Beatty

James D. Beatty

James D. Beatty

REAL ESTATE TRANSFER TAX

16-Apr-2019



COUNTY:	162.50
ILLINOIS:	325.00
TOTAL:	487.50

18-04-209-013-1060

| 20190401638552 | 1-333-545-888

C. T. I. / CY

19ST 2255 WOK

1062 KB

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott A. Beatty, an unmarried man, and James D. Beatty, a married man, 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 the said instrument as their 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 official seal, this 2nd day of APRIL, 2019



Ellen K. Raymond (Notary Public)

Prepared By: Ellen K. Raymond
Attorney at Law
Post Office Box 63
Western Springs, Illinois 60558
630-662-0396 (phone) 630-662-0397 (fax)

Mail To:
Jill Daniels LLC
29 S Branard
LaGrange IL 60525

Name & Address of Taxpayer:
Stephen P. Brown
1 North Beacon Place Unit 608
La Grange, Illinois 60525

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EXHIBIT "A"

PARCEL 1:

UNIT 608, PARKING UNIT P-22 AND STORAGE UNIT S-22 IN THE BEACON PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 1 IN BEACON PLACE SUBDIVISION, BEING A RESUBDIVISION IN THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 28, 2003 AS DOCUMENT NUMBER 0030423323, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0316031053 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT AND RESTRICTIONS RECORDED AUGUST 31, 2001 AS DOCUMENT 001081038 BY TRIANGLE PARTNERS EAST, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND BEACON PLACE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, PASSAGE, AND FOR INGRESS AND EGRESS TO AND FROM ADJACENT AND PUBLIC ROADS; IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

1 North Beacon Place, Unit 608
La Grange, IL 60525

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