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PREPARED BY:

Law Office of Ryan B. Werner, LLC
1655 N. Arlington Heights Rd, Suite 104E
Arlington Heights, IL 60004

Doc#: 2007947169 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/19/2020 12:07 PM Pg: 1 of 2

MAIL TAX BILL TO:

Bryan E. Tillman and Fiona Sy Tillman
3946 North Fairfield Avenue
Chicago, IL 60618

Dec ID 20200301639148
ST/CO Stamp 1-363-329-248 ST Tax \$595.50 CO Tax \$297.75
City Stamp 0-691-914-080 City Tax: \$6,252.75

MAIL RECORDED DEED TO:

Law Office of Jonathan M. Aven
180 N. Michigan Ave., #2105
Chicago, IL 60657

4430-2156

TENANCY BY THE ENTIRETY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Brian T. Doughty and Kathleen E. O'Hara, now known as Kathleen O'Hara Doughty, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Bryan E. Tillman and Fiona Sy Tillman, husband and wife, 3470 North Lake Shore Drive, Unit 19A, Chicago, IL 60657, NOT as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH 89°19'27" EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 01°31'40" EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE CONTINUING SOUTH 01°34'40" EAST ALONG THE WEST LINE OF SAID LOT 2, 128.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°28'20" EAST, 61.28 FEET; THENCE SOUTH 00°40'33" EAST, 34.00 FEET; THENCE SOUTH 88°28'20" WEST, 60.78 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01°31'40" WEST, ALONG THE WEST LINE OF LOT 2, 34.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 2,075 SQUARE FEET OR 0.0476 ACRES MORE OR LESS

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

Permanent Index Number(s): 13-24-200-045-0000

Property Address: 3946 North Fairfield Avenue, Chicago, IL 60618

Subject, however, to the general taxes for the year of 2019 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois

TO HAVE AND TO HOLD said premises NOT as JOINT TENANTS or NOT as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this 11th day of March 20 ~~20~~

Brian T. Doughty
Brian T. Doughty

Kathleen E. O'Hara NKA Kathleen O'Hara Doughty
Kathleen E. O'Hara, now known as
Kathleen O'Hara Doughty

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian T. Doughty and Kathleen E. O'Hara, now known as Kathleen O'Hara Doughty, personally known to me to be the same persons whose names 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 notarial seal, this 11th day of March 20 20

Ryan B. Werner
Notary Public

My commission expires: 2/28/21

Exempt under the provisions of paragraph _____

