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Doc#: 2019112014 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/09/2020 09:22 AM Pg: 1 of 3

Dec ID 20200501688243
ST/CO Stamp 1-055-261-408 ST Tax \$660.00 CO Tax \$330.00
City Stamp 1-592-132-320 City Tax: \$6,930.00

**WARRANTY DEED
ILLINOIS STATUTORY
Tenancy by the Entirety**

20CA8922070NC
NH (1/5)

THE GRANTOR, **RONALD H. BEDARD AND WILLIAM J. COUGHLIN**, a Married Couple, with an address of 87 Josias Lane, Ogunquit, Maine 03907, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **STUART RYAN AND NICOLE RYAN**, Husband and Wife, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION


Permanent Real Estate Index Numbers: 14-28-105-062-0000;
14-28-105-079-1038

Address of Real Estate: 526 West Barry Avenue, Unit A, Chicago, Illinois 60657;
530 West Barry Avenue, Unit P-6, Chicago, Illinois 60657

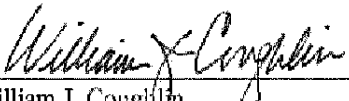
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, and general taxes for the year 2019 and subsequent years

TO HAVE AND TO HOLD said premises forever as Tenants by the Entirety.

Dated this 19th day of May 2020



Ronald H. Bedard



William J. Coughlin

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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 Ronald H. Bedard and William J. Coughlin, 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 official seal, this 19th day of May, 2020.



[Handwritten Signature] (Notary Public)

Prepared by:

Law Offices of Daniel L. Baskes
980 North Michigan Avenue, Suite 1380
Chicago, Illinois 60611
Attn: Daniel L. Baskes

Mail to:

Scannell & Associates PC
9901 South Western Avenue, Suite 100
Chicago, Illinois 60643

Name and Address of Taxpayer:

Stuart Ryan and Nicole Ryan
526 West Barry Avenue, Unit A
Chicago, Illinois 60657

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 7 AND THE WEST 1/2 OF LOT 8 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE WEST 1/2 OF SAID LOT 8 WHICH IS 73.66 FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUNNING THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 25 FEET TO A POINT; THENCE SOUTHWESTERLY IN A STRAIGHT LINE A DISTANCE OF 76 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7 WHICH IS 86.27 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 7, THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 25 FEET TO A POINT; THENCE NORTHEASTERLY IN A STRAIGHT LINE A DISTANCE OF 76 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY IN CULVER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS, ALSO THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2:

UNIT P-6 IN THE 530 BARRY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN CULVER'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25129205 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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