

UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 2020501032 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/23/2020 11:28 AM Pg: 1 of 2

Dec ID 20200601601718
ST/CO Stamp 1-120-211-680 ST Tax \$270.00 CO Tax \$135.00

WARRANTY DEED

10/1
CT
206 NW 698267
WC

THE GRANTORS, Margaret M. Hartnett, a single person, of 1 Beacon Place, Unit 609, La Grange, IL 60525, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Rita A. Olson, a single person, of 437 N. Spring, La Grange Park, IL 60526, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 609, PARKING UNIT P-21 AND STORAGE UNIT S-21 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 0010810389 BY TRIANGLE PARTNERS EAST, LLC, 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.

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantor, for herself and her successors, further covenant, promise and agree with Grantee, her heirs and assigns, that she has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that she will warrant and defend the property against all persons lawfully claimed by, through or under them.

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

Permanent Real Estate Index Number(s): 18-04-209-013-1061, 18-04-209-013-1099 and 18-04-209-013-1189
Address(es) of Real Estate: 1 North Beacon Place, Unit 609, La Grange, Illinois 60525

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Dated this 28th day of May, 2020.

Margaret M. Hartnett
Margaret M. Hartnett

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Margaret M. Hartnett, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 28th day of May, 2020.



Alison L. Pechnik (Notary Public)

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

Mail To:
Jill B. Daniels, Esq.
Jill Daniels LLC
29 S. Brainerd Avenue
La Grange, IL 60525

Name & Address of Taxpayer:
Rita A. Olson
1 North Beacon Place, Unit 609
La Grange, IL 60525

REAL ESTATE TRANSFER TAX	12-Jun-2020
	COUNTY: 135.00
	ILLINOIS: 270.00
	TOTAL: 405.00
18-04-209-013-1061	20200601601718 1-120-211-680