

UNOFFICIAL COPY

Doc#: 2034201095 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2020 03:02 PM Pg: 1 of 4

WARRANTY DEED STATE OF ILLINOIS

Dec ID 20200901611724
ST/CO Stamp 1-177-885-664 ST Tax \$577.00 CO Tax \$288.50
City Stamp 1-844-079-584 City Tax: \$6,058.50

Above Space for Recorder's Use Only

THE GRANTORS, COLIN MCMAHAN AND ANGELA MCMAHAN, AS TENANTS BY THE ENTIRETY, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO MICHAEL A. FOURNIER AND JENIFER L. FOURNIER, *husband and wife*
As tenants by the entirety

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

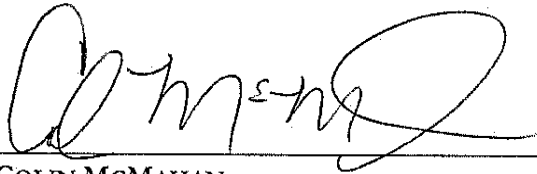
PROPERTY ADDRESS: 1205 WEST LEXINGTON STREET, CHICAGO, ILLINOIS 60607-4166
PERMANENT INDEX NUMBER(S): 17-17-314-009-0000

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: *October 14, 2020*

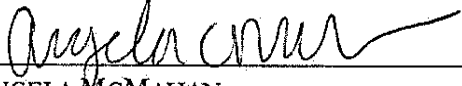
*AKM
BM*

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(SEAL)

COLIN McMAHAN



(SEAL)

ANGELA McMAHAN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT COLIN McMAHAN AND ANGELA McMAHAN, ARE 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 ___ DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, _____.

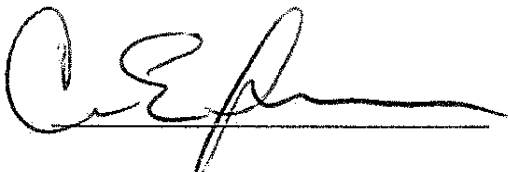
<p>This Instrument was Prepared By:</p> <p>Ryan Law Group, Ltd.</p> <p>2661 N. Lincoln Ave, Floor 1</p> <p>Chicago, Illinois 60614</p>	<p>Send Subsequent Tax Bills to:</p> <p>Michael A. Fournier and Jenifer L. Fournier</p> <p>1205 W. Lexington St</p> <p>Chicago, IL 60607-4166</p>	<p>After Recording Mail To:</p> <p>Michael Fournier 1205 W. Lexington St Chicago, IL 60607</p>
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Remote Notarization Certification

Carrie Tanksley, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Colin Mamchan and Angel Mamchan (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed (document) consisting of 2 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me this 16 day Of October, 2020.


 Notary Public



Commission Expires:

(Seal)

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LEGAL DESCRIPTION

Order No.: 20GSC017384NA

For APN/Parcel ID(s): 17-17-314-009-0000

PARCEL 1:

THAT PART OF LOTS 1, 2, 3, 4 AND 5 IN THE RESUBDIVISION OF LOTS 5, 6, 7 AND 8 IN BLOCK 7 IN VERNON PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 1, 2, 3 AND 4 IN BLOCK 7 IN VERNON PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 38, 39, 44 AND 45 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 7, AND THE NORTH 48.25 FEET OF VACATED POLK STREET AND THE PARK LYING SOUTH OF AFORESAID BLOCK 7, TOGETHER WITH THE VACATED EAST 10.0 FEET OF LYTLER STREET LYING WEST OF AND ADJOINING BOTH THE NORTH 48.25 FEET OF VACATED POLK STREET AND THE PARK AND LOT 1 IN THE RESUBDIVISION OF LOTS 5, 6, 7 AND 8 OF AFORESAID BLOCK 7 AS THE SAME WAS VACATED BY ORDINANCE DATED FEBRUARY 1, 1961 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS MARCH 24, 1961 AS DOCUMENT NUMBER 18117805, ALSO THE VACATED 20 FOOT ALLEY LYING EAST OF AND ADJOINING LOT 5 IN THE RESUBDIVISION OF LOTS 5, 6, 7 AND 8 IN AFORESAID BLOCK 7, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, 212.86 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE 18.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES, 00 SECONDS EAST, 73.25 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES WEST, 18.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS, WEST 73.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE NORTH 15.5 FEET OF THE PROPERTY COMPRISING THE COLUMBUS ON THE PARK CONDOMINIUM AS CREATED BY THE DECLARATION RECORDED AS DOCUMENT NUMBER 98025739, AS SET FORTH IN THE COLUMBUS ON THE PARK DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED JANUARY 9, 1998 AS DOCUMENT NUMBER 98025738.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COLUMBUS ON THE PARK TOWNHOUSE HOMEOWNERS ASSOCIATION RECORDED JULY 30, 1998 AS DOCUMENT NUMBER 98668512.