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Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453
22149987 1/2

Doc# 2213007257 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2022 02:27 PM Pg: 1 of 3

Dec ID 20220501602311
ST/CO Stamp 1-854-322-576 ST Tax \$418.00 CO Tax \$209.00
City Stamp 0-483-506-064 City Tax: \$4,389.00

WARRANTY DEED Tenants by the Entirety

ORNT File No: 22149988

THIS INDENTURE WITNESSETH, that the Grantor(s), **KIP DOYLE F/K/A KIP AZZONI**, a married woman, married to Mark J. Doyle, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEY(S) and WARRANT(S) TO KEVIN VILLANUEVA AND JAMAECIA PARCERO**, husband and wife, of 1083 N. Palos Ave., Palatine, IL 60067, not as Joint Tenants or as Tenants in Common but as Tenants by the Entirety, the following described real estate, to-wit:

LEGAL DESCRIPTION: see attached

Permanent Real Estate Index Number: 11-29-101-033-1107

Address of Real Estate: 7762 N. Sheridan Rd, Unit 10, Chicago, IL 60626

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; general real estate taxes not yet due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1 Day of May, 2022

[SIGNATURE PAGE FOLLOWS]

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Kip Doyle
KIP DOYLE F/K/A KIP AZZONI

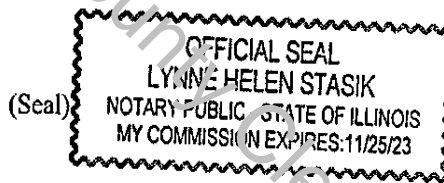
Mark J. Doyle
MARK J. DOYLE, hereby waiving and releasing any all rights under Illinois Homestead Exemption Laws

STATE OF Illinois
COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **KIP DOYLE F/K/A KIP AZZONI and MARK J. DOYLE**, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 1st day of MAY, 2022.

Lynne Helen Stasik
Notary Public



For Reference:

Permanent Real Estate Index Number: 11-29-101-033-1107

Address of Real Estate: 7762 N. Sheridan Rd, Unit 10, Chicago, IL 60626

This Instrument was prepared by:

Aldon W. Patt – Law Offices of Aldon W. Patt
120 W. Madison Street, Suite 200-60
Chicago IL 60602
Office Landline Tel: (312) 641-0885

Future Tax Bills to:

Kevin Villanueva & Tamecca Porcero
7762 N. Sheridan Rd. Unit 10
Chicago IL 60626

After recording return document to:

Nam Barrett Kirby
Manor Law LLC
4669 N. Manor Ave
Chicago IL 60625

[Legal Description follows]

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LEGAL DESCRIPTION

UNIT 10 IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 TO 7 INCLUSIVE (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH ON THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING) IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 44 TO 46 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, ALSO OF LOTS 1, 2 (EXCEPT THE WEST 20 FEET OF SAID LOT 2) IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON ALSO THE VACATED PART OF SHERIDAN ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE SOUTH WEST CORNER OF LOT 44 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 44 TO THE NORTH WEST CORNER THEREOF; THENCE WEST IN A STRAIGHT LINE TO THE NORTH EAST CORNER OF LOT 2 IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING ALL IN THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



PARCEL 2: THAT PART OF LOT 7 IN FERGUSON BIRCH PARK ADDITION TO EVANSTON DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EAST 51.94 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, 38.61 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY, LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 7, BOTH INCLUSIVE, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, AFORESAID, WHICH LIES WEST OF THE WEST LINE OF N. SHERIDAN ROAD EXTENDED NORTH AND EAST OF THE WEST LINE OF LOT 7, EXTENDED NORTH, IN FERGUSON'S BIRCH PARK ADDITION TO EVANSTON, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030097477, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		05-May-2022
	CHICAGO:	3,135.00
	CTA:	1,254.00
	TOTAL:	4,389.00 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-May-2022
 	COUNTY:	209.00
	ILLINOIS:	418.00
	TOTAL:	627.00

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