

UNOFFICIAL COPY

P22-86985
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Doc# 2228646190 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2022 01:43 PM Pg: 1 of 3

Dec ID 20220901636709
ST/CO Stamp 1-901-962-832 ST Tax \$595.00 CO Tax \$297.50

WARRANTY DEED

Beth O'Shaughnessy Kane, a single woman, 25 Landmark, Northfield, IL 60093 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Patrick J. Corrigan, as Trustee of the Patrick J. Corrigan Revocable Trust Dated August 14, 2018 and Jennifer S. Corrigan as Trustee of the Jennifer S. Corrigan Revocable Trust Dated August 14, 2018**, 1139 Oakley Ave., Winnetka, IL 60093 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 05-19-324-091-0000

Address of Real Estate: 25 Landmark, Northfield, IL 60093

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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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Dated: 9/8, 2022

Beth O'Shaughnessy Kane
Beth O'Shaughnessy Kane

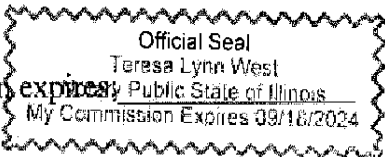
STATE OF IL)
) SS)
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Beth O'Shaughnessy Kane** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 8th day of September, 2022

Teresa Lynn West
Notary Public



Commission expires

Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Patrick Corrigan and Jenny Corrigan
25 Landmark
Northfield, IL 60093

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EXHIBIT A - LEGAL DESCRIPTION

Parcel 1:

Lot 25 in The Landmark of Northfield, being a subdivision of part of the Southwest 1/4 of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded December 3, 1980 in the Office of the Recorder of Deeds as document number 25690960, in Cook County, Illinois.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the preservation declaration of The Landmark recorded December 3, 1980 as document number 25691004, in Cook County, Illinois.

Parcel 3:

Easement for the benefit of Parcel 1, as created by Grant from the Illinois Bell Telephone Company, a Corporation of Illinois to Maywood-Proviso State Bank, as Trustee under trust agreement dated January 2, 1970 and known as trust number 2610 dated January 9, 1979 and recorded February 9, 1979 as document 24839084 of the right, privilege and authority to construct, reconstruct, repair, maintain and operate a sewer in, under and through part of the land. The East 12 feet, except the North 45.10 feet of that part of the South 21 acres of the Southwest 1/4 of Section 19, Township 42 North, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at a point on the South line of the Southwest 1/4 aforesaid, 250.79 feet East of the intersection of said South line with the Easterly right of way line of public service company of Northern Illinois (as measured along said South line); thence West along the South line of said Southwest 1/4 a distance of 100.79 feet to a point; thence Northwesterly along a line 150 feet East of and parallel with the Easterly line of the aforesaid right of way (as measured on said South line), a distance of 360.38 feet to a point on the North line of Happ's Subdivision of the South 107 acres of said Southwest 1/4; thence East along said North line, a distance of 181.74 feet to a point 345.72 feet West of the center line of Happ Road (as measured on said North line); thence South at right angles to said North line, a distance of 45.1 feet to a point; thence East parallel with said North line, a distance of 6.33 feet to a point; thence South, a distance of 304.48 feet to the point of beginning, in Cook County, Illinois.