

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, THOMAS G. MCCARTHY and CHRISTINE MCCARTHY, husband and wife,



\*2230015024\*

Doc# 2230015024 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/27/2022 01:13 PM PG: 1 OF 4

of the City of Chicago, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEY and WARRANT an undivided one-half (1/2) interest to THOMAS G. MCCARTHY or CHRISTINE M. MCCARTHY, trustees of the THOMAS G. MCCARTHY LIVING TRUST dated October 11, 2022 and an undivided one-half (1/2) interest to CHRISTINE M. MCCARTHY or THOMAS G. MCCARTHY, not individually but as trustees of the CHRISTINE M. MCCARTHY LIVING TRUST dated October 11, 2022, as tenants in common, 6082 N. Newburg, Chicago, Illinois, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): 02-01-401-013-1109, 02-01-401-013-1110, 02-01-401-013-1111, 02-01-401-013-1112, 02-01-401-013-1113 and 02-14-401-013-1114

Address(es) of Real Estate: 1833 Goodwin, Palatine, Illinois 60074

Dated this 11<sup>th</sup> day of Oct., 2022

REAL ESTATE TRANSFER TAX

27-Oct-2022



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

02-01-401-013-1109

|20221001675567

| 2-024-534-352

THOMAS G. MCCARTHY

CHRISTINE MCCARTHY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that THOMAS G. MCCARTHY and CHRISTINE MCCARTHY, 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 grantors signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

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Given under my hand and official seal, this 11<sup>th</sup> day of Oct., 2022



Shannon M Heilman  
Notary Public  
My commission

This instrument was prepared by Shannon M. Heilman, Attorney-at-Law, Joseph A. La Zara & Assoc., 7246 W. Touhy Ave., Chicago, Illinois 60631

Mail to: THOMAS G. MCCARTHY and CHRISTINE MCCARTHY, 6082 N. Newburg, Chicago, Illinois 60631.

or Recorder's Office Box No. \_\_\_\_\_

Send Subsequent Tax Bills To: THOMAS G. MCCARTHY and CHRISTINE MCCARTHY, 6082 N. Newburg, Chicago, Illinois 60631.

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph e Section 4,  
Real Estate Transfer Act  
Date: 10-11-22

Prepared By:  
Shannon M. Heilman  
7246 W. Touhy Ave.  
Chicago, Illinois 60631

Signature: Thomas M McCarthy

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## Legal Description:

PARCEL 1: Units 19-1A, 19-1B, 19-2A, 19-2B, 19-3A, and 19-3B in Winchester Hill Condominium as delineated on a survey of the following described real estate: that part of the East 1/2 of the Southeast 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows:

Beginning at a point in the North Line of the South 1011.8 feet of the aforesaid 1/4 said point being 30.05 feet Easterly of the West line of the aforesaid 1/2; thence North 00 Degrees, 01 Minutes, 51 seconds West a distance of 534.89 feet; thence North 89 degrees, 58 Minutes, 00 seconds East a distance of 169.95 feet; thence North 65 degrees, 56 minutes, 58 Seconds East a distance of 265.61 feet; thence South 24 degrees, 03 minutes, 02 seconds East a distance of 538.44 feet to a point on a curve that is concave Westerly, thence along said curve a distance of 153.09 to a point on the aforesaid North Lines, said curve having a radius of 635.00 feet, a chord bearing South 11 degrees, 43 Minutes, 46 Seconds East, a chord length of 157.68 feet; thence South 89 degrees, 54 minutes, 03 seconds West, a distance of 672.99 feet along said North Line to the point of beginning, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium as recorded as document 25693908 together with its undivided percentage interest in the common elements.

PARCEL 2: Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements dated June 23, 1978 and recorded December 1, 1978 as document no. 24746034 and recorded as document no. 25620615 and 25654227 and as created by deed from LaSalle National Bank, as Trustee under Trust Agreement dated July 11, 1972 and known as Trust No. 44395 to Lugeria F. Hale recorded December 1, 1978 as document no. 24756036 for ingress and egress.

PARCEL 3: Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Plan of Planned Unit Development recorded September 11, 1979 as document no. 25139825 over Outlot A for ingress and egress and as created by deed from Central National Bank in Chicago as Trustee under Trust Agreement dated June 30, 1978 and known as Trust No. 23274 to William and Catherine McCarthy, his wife and Anthony E. Clementi and Joanne Clementi, his wife recorded July 16, 1982 as document no. 26291749

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent, affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Oct. 11, 2022.

Signature(s): Thomas M. Heilman

Subscribed and sworn to before me this 11<sup>th</sup> day of Oct., 2022  
Shannon M Heilman  
Notary Public

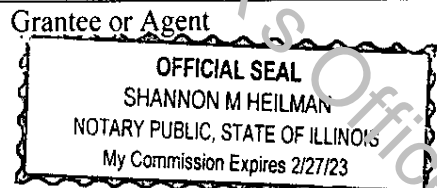


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Oct. 11, 2022.

Signature(s): Thomas M. Heilman

Subscribed and sworn to before me this 11<sup>th</sup> day of Oct., 2022  
Shannon M Heilman  
Notary Public



Note: any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class C misdemeanor of the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).