UNOFFICIAL CO

Doc#. 2308629173 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Dec ID 20230301670363

Date: 03/27/2023 12:51 PM Pg: 1 of 3

WARRANTY DEED

The Grantor, **Todd A. McInerney**, a married man, ST/CO Stamp 0-349-810-896 ST Tax \$180.00 CO Tax \$90.00 of Murfreesboro, County of Rutherford, in the State of Tennessee, for and in consideration

of TEN & NO/100 (\$10.00) Dollars, and other good and Valuable consideration in hand paid, Conveys and

Warrants to the Grantees, Brian Phillips and Elise Rand

____, of Chicago, County of Cook,

State of Illino's, the following described Real Estate situated in Elinwood Park,

Cook County, Allinois;

to wit:

ASGND CHONOSE

The above Space for Recorder's Use only

PLEASE SEE ATTACHED LEGALDESCRIPTION

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.

Permanent Real Estate Index Number:

12-36-427-043-1016

Address of the Property:

7410 W. North Ave., Unit 504, Elmwood Park, IL 60707

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

DATED: This 14 day of March 2023.

TODD A. MCINERNEY

-ERIN MCNULTY *for purposes of waiving homestead rights only

VILLAGE OF ELMWOOD PARK

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State of Illinois	}		
County of COOK	}		
I, The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Todd A. McInerney and Erin McNulty, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument			
as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.			
release and warves	the right of homestead	,	
Given under my hand and Seal			
this 14 day of Marc	th 202?.	NIKA N NOTARY PUBLI	CIAL SEAL // GIULIANO C - STATE OF ILLINOIS ON EXPIRES:07/31/23
Notary Public		3	www.www
This instrument was prepared by:			
		0,	
Nika Giuliano Nika M. Giuliano LLC		County	
5329 Grand Ave.			
Western Springs, IL 6	0558		Op,
Mail Recorded Deed	to:		Mail subsequent tax bills to:
SAME	·		Brian Phillips and Elisa Rand
W.Ann	COLORA BERNAPAS AND IN COLORATE OF AND IN COLORADO PROCESSA AND AND AND AND AND AND AND AND AND AN		7410 W. North Ave. Unit 504
	_		Elmwood Park, IL 60707

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LEGAL DESCRIPTION

Order No 23GND272022OK

For APN/Parcel , D(s): 12-36-427-043-1016

PARCEL 1:

UNIT NUMBER 504 IN THE REGENCY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 18, 19 & 20 IN BLOCK 8 IN FOREST VIEW GARDENS, BEING A SUBTIVISION OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 27, 1991 AND KNOWN AS TRUST NUMBER 10141 AND RECORDED IN THE DEFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 27, 1992 AS LOCUMENT NO. 92549821 TOGETHER WITH UNDIVIDED 3.60 PERCENT INTEREST IN SALL) PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # 6 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92549821.