

UNOFFICIAL COPY

SPECIAL WARRANTY DEED GENERAL

Doc#: 2413826156 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/17/2024 11:51 AM Pg: 1 of 2

Dec ID 20240501697393
ST/Co Stamp 1-133-331-760 ST Tax \$155.00 CO Tax \$77.50
City Stamp 2-106-410-288 City Tax \$1,627.50

THE GRANTOR(s),

***CHARLES J. BECKMAN, a married person, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of (\$10.00) Ten DOLLARS, in hand paid, hereby grants, bargains, sells, and conveys to**

THE GRANTEE(S),

BARBARA ANN MURPHY and KEVIN E. MURPHY, married to each other, of the City of Chicago, County of Cook, State of Illinois, not as Tenants in Common, nor as Tenants by the Entirety, but as JOINT TENANCY WITH THE RIGHT OF SURVIVORSHIP.

all of the following described land and the improvements thereon situated in the County of Cook in the State of Illinois, legally described and known as follows:

PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT C-1 IN THE 5419 W. LAWRENCE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 8 IN BLOCK 3 IN BUTLER'S MILWAUKEE AND LAWRENCE AVENUE SUBDIVISION OF THAT PART OF BLOCKS 53, 54 AND 55 IN VILLAGE OF JEFFERSON LYING SOUTH OF LAWRENCE (EXCEPT LOTS 12 AND 13 IN BLOCK 53) ALL BEING IN LCT 3 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0730515102; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0730515102.

PERMANENT INDEX NUMBER (PIN):

13-16-103-026-1001

PROPERTY COMMONLY KNOWN AS:

5419 W. LAWRENCE AVENUE, UNIT C-1, CHICAGO, ILLINOIS 60630

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Together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters:

General Taxes for the second installment of 2023 and subsequent years and covenants, conditions, restrictions, and easements of record.

***THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR**

Dated this 6th day of May 2024



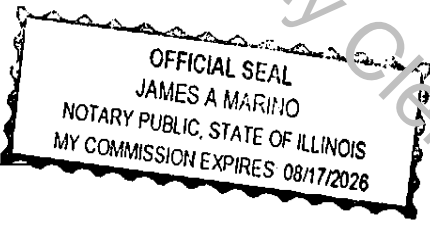
CHARLES J. BECKMAN

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 **CHARLES J. BECKMAN** 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of May 2024

Commission expires 08/17/2026





NOTARY PUBLIC

This instrument was prepared by and after recording mail to:
James A. Marino
James A. Marino, P.C.
5521 N. Cumberland Ave., Suite 1109
Chicago, Illinois 60656

SEND SUBSEQUENT TAX BILLS TO:
Barbara Ann Murphy
Kevin E. Murphy
5419 W. Lawrence Avenue, Unit C-1
Chicago, Illinois 60630