

UNOFFICIAL COPY

2024-01325-PT
DEED BY HEIRS

Doc#: 2416224347 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/10/2024 4:29 PM Pg: 1 of 4

Property:

2630 E. Bel Aire, ^{apt 113} Unit 201
Arlington Heights, IL 60004
PIN: 03-28-406-080-1006

Dec ID 20240601625023

ST/Co Stamp 0-650-358-064 ST Tax \$220.00 CO Tax \$110.00

Grantee Address;

Tax Bills To:

James O'Grady
2630 E. Bel Aire, ^{apt} Unit 201
Arlington Heights, IL 60004

Grantors, **WILLIAM O'GRADY, ELIZABETH O'GRADY, PHILIP J. O'GRADY, BRIAN O'GRADY, MARGARET O'GRADY and JAMES O'GRADY**, as all of the Heirs of **Mary Anne O'Grady (Deceased)**, in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, hereby convey and warrant unto Grantee **JAMES O'GRADY**, an unmarried man, now of Arlington Heights, Illinois, the above-referenced residential condominium Property, which is legally described on Exhibit "A" attached hereto.

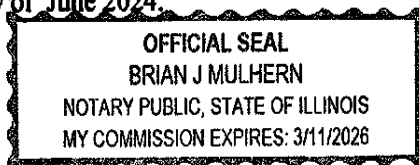
IN WITNESS WHEREOF, the undersigned Grantors have executed this Deed effective June 7, 2024.


WILLIAM O'GRADY

State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, and State, do hereby certify that **WILLIAM O'GRADY**, now of Arlington Heights, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me this day in person and acknowledged signing and delivering the said instrument in the capacity as Heir of **Mary Anne O'Grady (Deceased)**, formerly of Arlington Heights, IL, as a free and voluntary act, for the uses and purposes therein.

Given under my hand and official seal
this 7th day of June 2024.




Notary Public

Prepared By: Brian J. Mulhern, 15 Salt Creek Lane, Suite 200, Hinsdale, IL 60521

Upon Recording, Mail To:

Maureen A. McGuire; Anderson Rasor & Partners, LLP
150 S. Wacker Drive, Suite 350, Chicago, IL 60606

Notarized Signatures of Other Grantor Heirs on Following Pages

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ELIZABETH O'GRADY

State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, and State, do hereby certify that **ELIZABETH O'GRADY**, now of Chicago, Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me this day in person and acknowledged signing and delivering the said instrument in the capacity as Heir of Mary Anne O'Grady (Deceased), formerly of Arlington Heights, IL, as a free and voluntary act, for the uses and purposes therein.

Given under my hand and official seal
this 7th day of June, 2024.



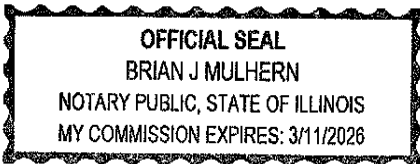

Notary Public


PHILIP J. O'GRADY

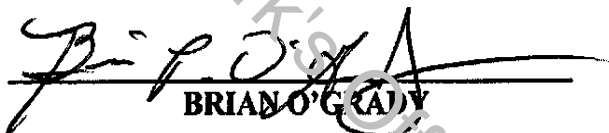
State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, and State, do hereby certify that **PHILIP J. O'GRADY**, now of Mt. Prospect, Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me this day in person and acknowledged signing and delivering the said instrument in the capacity as Heir of Mary Anne O'Grady (Deceased), formerly of Arlington Heights, IL, as a free and voluntary act, for the uses and purposes therein.

Given under my hand and official seal
this 7th day of June, 2024.



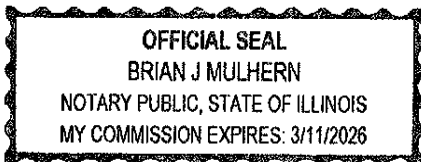

Notary Public


BRIAN O'GRADY

State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, and State, do hereby certify that **BRIAN O'GRADY**, now of Arlington Heights, Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me this day in person and acknowledged signing and delivering the said instrument in the capacity as Heir of Mary Anne O'Grady (Deceased), formerly of Arlington Heights, IL, as a free and voluntary act, for the uses and purposes therein.

Given under my hand and official seal
this 7th day of June, 2024.




Notary Public

UNOFFICIAL COPY

Margaret O'Grady
MARGARET O'GRADY

State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, and State, do hereby certify that **MARGARET O'GRADY**, now of Arlington Heights, Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me this day in person and acknowledged signing and delivering the said instrument in the capacity as Heir of Mary Anne O'Grady (Deceased), formerly of Arlington Heights, IL, as a free and voluntary act, for the uses and purposes therein.

Given under my hand and official seal
this 7th day of June, 2024.

Brian J. Mulhern
Notary Public



James O'Grady
JAMES O'GRADY

State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, and State, do hereby certify that **JAMES O'GRADY**, now of Arlington Heights, Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or having produced sufficient identification), appeared before me this day in person and acknowledged signing and delivering the said instrument in the capacity as Heir of Mary Anne O'Grady (Deceased), formerly of Arlington Heights, IL, as a free and voluntary act, for the uses and purposes therein.

Given under my hand and official seal
this 7th day of June, 2024.

Brian J. Mulhern
Notary Public



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EXHIBIT "A" Legal Description

File No.: 2024-01325-PT

UNIT 201 IN REGENT PARK CONDOMINIUM NO. ONE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 74 IN REGENT PARK UNIT NO. ONE AND THAT PART OF LOT "B" IN REGENT PARK UNIT ONE BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT "B" AND THE WEST LINE OF LOT 74 IN SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT "B" A DISTANCE OF 108.45 FEET; THENCE NORTHWESTERLY ALONG A LINE DRAWN AT AN ANGLE OF 69 DEGREES 00 MINUTES 00 SECONDS (AS MEASURED FROM WEST TO NORTH) FROM THE PRECEDING LINE A DISTANCE OF 58.86 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 101.25 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING, SAID REGENT PARK UNIT 1, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 16, 1964 AS DOCUMENT 2131431;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 25, 1964 AND KNOWN AS TRUST NUMBER 47022 FILED IN THE OFFICE OF REGISTRAR OF TITLES AS DOCUMENT LR2225304 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE LAND IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2630 E. Bel Aire, Unit 201, Arlington Heights, IL 60004

PERMANENT INDEX NO.: 03-28-406-080-1006

PREMIER TITLE
1000 JORIE BLVD, SUITE 136
OAK BROOK, IL 60523
630-571-2111