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2001-11-15 15:38:45
Cook County Recorder 25.50



42633
GEORGE E. COLE® No. 810 REC
LEGAL FORMS February 1996

WARRANTY DEED
~~Joint Tenancy~~
Statutory (Illinois)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S), MOLLY T. BRAITHWAITE, a single woman,
of the City of Chicago County of Cook State of Illinois for and in consideration of Ten (\$10.00) ----- DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(S) _____ and WARRANTS(S) _____ to

~~NICK PFEFFER~~ Nicholas Pfeffer
5730 N. Hermitage, Chicago, IL 60660

(Names and Address of Grantees)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the

County of Cook in the State of Illinois to wit:

See Legal Description on attached "EXHIBIT A"

Subject to: General taxes for the year 2000 and subsequent years and covenants, conditions, easements and restrictions of record, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~not in tenancy in common, but in joint tenancy forever.~~

Permanent Real Estate Index Number(s): 13-23-315-001-0000/13-23-315-003-0000

Address(es) of Real Estate: 3645 W. Cornelia, #A, Chicago, IL 60618

DATED this: 3rd day of August 2001

Molly T. Braithwaite (SEAL) _____ (SEAL)

MOLLY T. BRAITHWAITE

Please print or type name(s) below

(SEAL) _____ (SEAL)

Signature(s)
OFFICIAL SEAL
State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County,
WILLIAM DILLON, the State aforesaid, DO HEREBY CERTIFY that
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/20/02
MOLLY T. BRAITHWAITE, a single woman
personally known to me to be the same person whose name _____ is subscribed to the
referred to in the foregoing instrument, appeared before me this day in person, and acknowledged that she
signed, sealed and delivered the said instrument as her free and voluntary act, for the
uses and purposes therein set forth, including the release and waiver of the right of homestead.
OFFICIAL SEAL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/20/02
WILLIAM DILLON

GEORGE E. COLE
LEGAL FORMS

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
265399 \$2,062.50
11/15/2001 12:14 Batch 05043 63

STATE OF ILLINOIS
STATE TAX
NOV. 15.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
000033511
0016300
FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 15.01
REVENUE STAMP
0000067182

REAL ESTATE TRANSFER TAX
0005600
FP326670

STATE OF ILLINOIS
STATE TAX
NOV. 15.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
000033511
0011200
FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 15.01
REVENUE STAMP
0000067182

REAL ESTATE TRANSFER TAX
0008150
FP326670

Given under my hand and official seal, this 3rd day of AUGUST 2001

Commission expires _____
Kevin William Dillon
NOTARY PUBLIC

This instrument was prepared by KEVIN W. DILLON, 6730 W. Higgins, Chicago, IL 60656
(Name and Address)

MAIL TO: PAUL FOSCO
(Name)
350 W. KENSINGTON #100
(Address)
MT. PROSPECT, IL 60056
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
NOTARY PUBLIC
(Name)
Cornelia, #A
(Address)
Chicago, IL 60618
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

LEGAL DESCRIPTION

3645 W. Cornelia, #A
Chicago, IL 60618
P.I.N.: 13-23-315-001-0000
13-23-315-003-0000

PARCEL 1:

(Parcel 18)

The North 17.05 feet of the South 91.38 feet of the East 49.50 feet of the West 197.50 feet of the following described tract:

Lots 1 to 11 and Lots 38 to 48, both inclusive, and vacated North-South alley adjoining said Lots 1 to 11 and Lots 38 to 48 in Block 2 in J. R. Wickersham's Subdivision of Blocks 5 and 6 of K.K. Jones' Subdivision of the North 1/2 of the Southwest 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, taken as a tract in Cook County, Illinois.

PARCEL 2:

Easements for the benefit of Parcel 1 for ingress, egress, utilities, use, enjoyment and encroachments as set forth in Declaration of Covenants, Conditions, Restrictions and Easements for St. Wenceslaus Square Townhomes, recorded as Document 98404070, in Cook County, Illinois.

"EXHIBIT A"

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