

UNOFFICIAL COPY

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2001-10-29 13:48:12
Cook County Recorder 25.50



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

Property of Cook County Clerk's Office

3
CE

THE GRANTOR(S), JEFFREY S. GOURDJI, single never married, of 1445 N. State Parkway Unit 506 the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to MARGUERITE SHIRE (GRANTEE'S ADDRESS) 1400 N. Lake Shore Dr., Unit 94, Chicago, Illinois 60610

of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNITS 506 AND P2-1 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE STATE PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 92824241, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AC9719467

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; any unconfirmed special governmental taxes or assessments; general taxes for the year, 2001 and subsequent years, Illinois Condominium Property Act; Condominium Declaration and By-Laws.

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

Permanent Real Estate Index Number(s): 17-03-102-042-1024, 17-03-102-042-1202
Address(es) of Real Estate: 1445 N. State Pkwy., Unit 506, Chicago, Illinois 60610

Dated this 15 day of October

Jeffrey S. Gourdji
Jeffrey S. Gourdji

City of Chicago
Dept. of Revenue
263881



Real Estate
Transfer Stamp
\$1,631.25

10/25/2001 12:38 Batch 03593 39

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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeffrey S. Gourdji, single never married, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of October, 2001

Adeline M. Tarin (Notary Public)



Prepared By: Cherie E. Thompson, Esq.
19 S. LaSalle St., Suite 302
Chicago, Illinois 60603

Mail To:
Ms. Michelle Laiss, Esq.
1530 W. Fullerton
Chicago, Illinois 60614



Name & Address of Taxpayer:
Marguerite Shire
1445 N. State Pkwy., Unit 506
Chicago, Illinois 60610

04:062

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR-2001
DEPT. OF REVENUE
217.50

024623

REAL ESTATE TRANSACTION TAX
Cook County
APR-2001
108.75

REVENUE STAMP
APR-2001
108.75

SELLER:
PURCHASER:
PROPERTY:
CLOSING DATE:

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Jeffrey S. Gourdjij
Marguerite Shire
1445 N. State Parkway, Unit 506, Chicago, Illinois 60610
October 19, 2001

0011007324

SELLER'S CLOSING STATEMENT

	<u>CREDIT PURCHASER</u>	<u>CREDIT SELLER</u>
Purchase Price	\$ -	\$ 217,500.00 ✓
Earnest Money	10,875.00 ✓	
Mortgage Payoff: Chase Manhattan Mortgage	131,066.42	
Overnight Delivery	15.00	
Transfer Stamps	362.25	
Seller's Title Expenses	696.00	
Recording Fees	27.50	
2000 Real Estate Tax: 2nd Inst. PAID		
2001 Real Estate Tax Credit:* 1/1/01 to 10/19/01	900.02	
Chicago Water Certification:	45.00	
Balance of October Assessments		128.20 X
Repair Credit	400.00 ✓	
Balance of Broker's Commission: Coldwell Banker	225.00	
Attorney's Fees & Costs: Thompson & Thompson	525.00	
Total Credits	\$ 146,137.19 \$	217,628.20
Cash to Balance	\$ 71,491.01 \$	-
TOTAL	\$ 217,628.20 \$	217,628.20

SELLER:

Jeffrey S. Gourdjij Chief
Attorney in fact

PURCHASER:

Marguerite V. Shire

*All prorations are final