

204 4638 1117  
WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual) *1 of 2*

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1033/0031 83 003 Page 1 of 3  
2003-01-24 10:54:30  
Cook County Recorder 28.50

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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 of merchantability or fitness for a particular purpose.

THE GRANTOR Peter Falconer A/K/A Peter J. Falconer, a single person

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 WARRANT S to Matthew J. Cutler 2041 West St. Paul, Chicago, IL 60647 (Name and Address of Grantee) the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



COOK COUNTY RECORDER EUGENE "GENE" MOORE MARKHAM OFFICE

Above Space for Recorder's Use Only

As legally described in Exhibit A attached hereto and made a part hereof.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2002 and subsequent years. Permanent Real Estate Index Number(s): 14-21-313-061-1010 Address(es) of Real Estate: 769 W. Melrose, Chicago, IL 60657

Dated this 21st day of January, 2003

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) Peter Falconer A/K/A Peter J. Falconer (SEAL) (SEAL)

3

Warranty Deed

Individual to Individual

TO

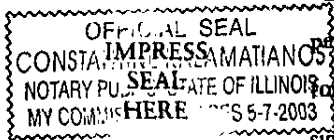
GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for

said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_

Peter Falconer A/K/A Peter J. Falconer, a single person



\_\_\_\_\_ 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 \_\_\_\_\_ h e \_\_\_\_\_

signed, sealed and delivered the said instrument as \_\_\_\_\_ his \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

21st

January

2003

Given under my hand and official seal, this \_\_\_\_\_

day of \_\_\_\_\_

*Antoine Kalamatianos*

Commission expires \_\_\_\_\_

5-7

2003

NOTARY PUBLIC

This instrument was prepared by Dean Kalamatianos, 2824 W. Diversey Ave., Chicago, IL 60647

(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

Matthew Cutler

(Name)

769 W. Melrose

(Address)

Chicago, IL

(City, State and Zip)

60657

MAIL TO:

Judy L DeAngelis

(Name)

767 Walton Lane

(Address)

Oraystake, IL

(City, State and Zip)

60030

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

EXHIBIT A

LEGAL DESCRIPTION

UNIT 769 IN MELROSE COMMONS CONDOMINIUM TOWNHOMES, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 63 TO 67, BOTH INCLUSIVE, IN HUNDLEY'S RESUBDIVISION OF BLOCK 40 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88325878, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

City of Chicago Real Estate Dept. of Revenue Transfer Stamp 298542 \$3,656.25 01/23/2003 12:22 Batch 02507 3



THIS CONVEYANCE IS MADE SUBJECT ONLY TO THE FOLLOWING, IF ANY: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; AND GENERAL REAL ESTATE TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS.

STATE OF ILLINOIS STATE TAX REAL ESTATE TRANSFER TAX JAN. 23. 03 # 0000047406 00130.18 FP326669



COOK COUNTY REAL ESTATE TRANSACTION TAX COUNTY TAX JAN. 23. 03 # 0000095899 0024375 FP326670



STATE OF ILLINOIS STATE TAX REAL ESTATE TRANSFER TAX JAN. 23. 03 # 0000048959 00357.32 FP326660

