



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

2003
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2003-01-29 13:21:15
Cook County Recorder 30.50



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CHICAGO TITLE INSURANCE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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THE GRANTOR(S), WILLIAM C. GROEBE and LAURA L. GROEBE, husband and wife, of the Village of Palos Park, 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 SCOTT LARSON and STEPHANIE MACK (GRANTEE'S ADDRESS) 1745 Maple Leaf Court, Wheaton, Illinois 60187 of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, ^{private} public and utility easements and roads and highways, general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2002

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): 17-15-304-044-1027
Address(es) of Real Estate: 40 E. 9th Street - Unit 1818, Chicago, Illinois 6060

Dated this 18th day of December, 2002

WILLIAM C. GROEBE

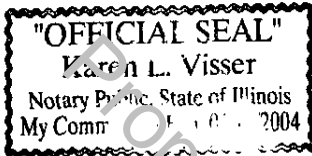
LAURA L. GROEBE

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT WILLIAM C. GROEBE and LAURA L. GROEBE, husband and wife, 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 18th day of December, 2002

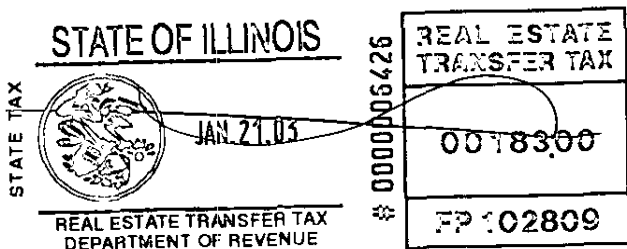
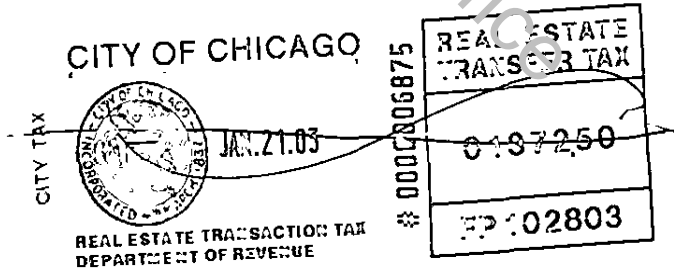
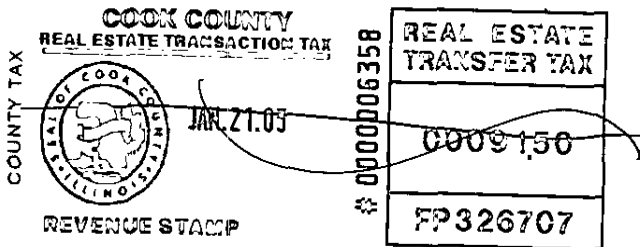


Karen L. Visser (Notary Public)

Prepared By: William Groebe
5041 West 95th Street
Oak Lawn, Illinois 60453

Mail To:
Georgia A. Beatty
150 N. Wacker Drive
Chicago, Illinois 60606

Name & Address of Taxpayer:
SCOTT LARSON and STEPHANIE MACK
40 E. 9th Street - Unit 1818
Chicago, Illinois 6060



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EXHIBIT 'A'

Legal Description

PARCEL 1: Unit 1818 in the Burnham Park Plaza Condominiums as delineated on a Survey of the following described real estate: Parts of Sub Lots 1 and 2 of Lot 5 and Sub Lots 1 and 2 of Lot 8 and Lot 9 (except the West 15 feet thereof) all in Block 18 in Fractional Section 15 Addition to Chicago in Fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "F" to the Declaration of Condominium recorded as Document Number 00144975 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: Easements for ingress, egress, use and enjoyment as granted and set forth in the Burnham Park Plaza Declaration of covenants, conditions, restrictions and easements recorded as Document Number 00144974.

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Opening doors throughout Chicago.

December 11, 2002

Re: Unit #: 1818

Burnham Park Plaza Condominium Association
40 E. 9th Street
Chicago IL 60605
138 1818 Groebe to Larson/Mack

To Whom It May Concern:

Please be advised that Sudler Property Management is the managing agent for the above mentioned Condominium Association and as such is responsible for the collection of the maintenance assessments. The assessment is due on the first of each month. The monthly assessment(s) for the above mentioned unit has been paid through: **December 31, 2002**

As of the date of this letter, the outstanding balance due to the Association is: **\$0.00**
The full amount of any outstanding balance is now due. Payment must be made in Certified Funds payable to the Association and forwarded to us at the address below.

A transaction fee is due to Sudler in certified funds in the amount of: **\$100.00**
This payment is due at closing in certified funds payable to Sudler.

The Association **does not** have right of first refusal.

For sales only: Please forward a copy of the RESPA and Closing Statement for this transaction to my attention at the address at the bottom of this letter.

Currently, the monthly fees for this unit are as follows:

Unit Assessment:	\$345.68	Special Assessment:	n/a
Parking Assessment:	n/a	HVAC: 10/1 - 10/31	\$18.00
		(billed in a year)	

Water bill(s) for the Association are paid up to date or the last billing period for the Water Department of the City of Chicago. The account number(s) for the water bill is/are **777700007708**

If you do not close on the scheduled date, please notify me to prevent premature transfer of ownership. Should you have questions, or require additional information, please feel free to contact me at 312-706-2390.

Sincerely,
Sudler Property Management, Managing Agent

Sandra Monroe
Sandra Monroe
Transaction facilitator



Cook County Clerk's Office
31136278

John Hancock Center
875 North Michigan Avenue
Chicago, IL 60611

Sudler Property Management is a division of Sudler

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