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2003-03-17 10:29:55  
Cook County Recorder 28.00



**WARRANTY DEED  
ILLINOIS STATUTORY**

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Property of Cook County Clerk's Office

THE GRANTOR(S) JOAN MARIE RUTANA, <sup>divorced and not remarried</sup> of the City of Chicago, State of Illinois, for and in consideration of TEN (\$10.00) Dollars, in hand paid, CONVEY(S) and Warrants unto STEPHAN DUNCAN and CLAYTON PAYNE. <sup>Stephen R.</sup>

~~\*\*Strike Inapplicable~~

- ~~(a) as Tenants in Common~~
- (b) not as Tenants in Common, but as Joint Tenants with right of survivorship
- ~~(c) not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety~~

3/5

(GRANTEES' ADDRESS) 5225 S. Cornell Unit 2 Chicago, Illinois 60615, all interest in the following described Real Estate situated in the County Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part of hereof

SUBJECT TO general real estate taxes not yet due and payable, covenants, conditions and restrictions of record;

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): 20-13-101-021-1005

Address(es) of Real Estate: 5225 S. Cornell Unit 2 Chicago, Illinois 60615

Dated this 25<sup>th</sup> day of FEB, 2003

Seller:

JOAN MARIE RUTANA

2030361242

BOX 333-CTI

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STATE OF ILLINOIS )

COUNTY OF COOK )

SS:

STATE OF ILLINOIS

STATE TAX



MAR. 12. 03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000046246

REAL ESTATE  
TRANSFER TAX

0030500

FP 102808

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOAN MARIE RUTANA personally known to me to be the same person(s) whose name(s) is subscribed to 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.

Given under my hand and official seal, this 25th day of FEB 2003

(Notary Public)

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 12. 03

REVENUE STAMP

# 0000046382

REAL ESTATE  
TRANSFER TAX

0015250

FP 102802

OFFICIAL SEAL  
BEVERLY TILLMON  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. APR. 17, 2003

CITY OF CHICAGO

CITY TAX



MAR. 12. 03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002257

REAL ESTATE  
TRANSFER TAX

0228800

FP 120805

30361242

Prepared By: Robert L. Berkover, Esq. 208 S. LaSalle St. #1670, Chicago, IL. 60604

Mail to: Frank Jaffe, 111 W. Washington #1400, Chicago, Illinois 60602

Name and address of Taxpayer: Clayton Payne, 5225 S. Cornell Unit 2 Chicago, Illinois 60615

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## EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 5 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOT 5 IN BLOCK 3 IN THE ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTHWEST 1/4 ACRES IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12 AND THE WEST PART OF THE NORTHWEST 1/4 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 21712083 AND AMENDMENT THERETO RECORDED AS DOCUMENT 21827343, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

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