

311032

# UNOFFICIAL COPY



0317611045

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/25/2003 07:54 AM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR, MATTHEW T. PAWLIK AND MANDLINE R. PAWLIK, for and in consideration of Ten (\$10.00) Dollars in hand paid, and other good and valuable consideration, conveys and warrants to SUSAN M. CARLSEN, an unmarried woman (the "GRANTEE"), in Fee Simple Absolute, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: Unit 2 together with its undivided percentage interest in the common elements in 2552 W. Walton Street Condominium, as delineated and defined in the Declaration recorded as document number 0010482888, in the West 1/2 of the Southeast 1/4 Of the Southeast 1/4 of Section 1, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-2 and S-2, limited common elements, as delineated on the survey attached to the declaration of condominium aforesaid.

SUBJECT TO: (a) general real estate taxes for 2002 and subsequent years; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; and (f) party wall rights and agreements.

Real Estate Tax Number: #16-01-419-046-1002  
Address of Property: 2552 W. Walton, #2, Chicago, Illinois 60622

IN WITNESS WHEREOF, the grantors have set their hands and seals as of this June, 2003.

  
MATTHEW T. PAWLIK

  
MANDLINE R. PAWLIK

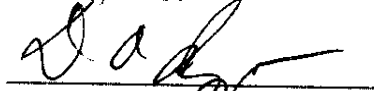
STEWART TITLE OF ILLINOIS  
2 NORTH LA SALLE STREET, SUITE 1920  
CHICAGO, ILLINOIS 60602

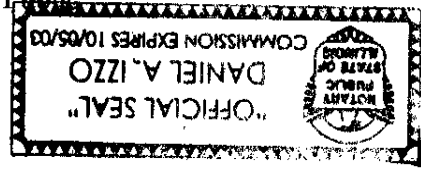
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STATE OF ILLINOIS     )  
                                          )  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MATTHEW T. PAWLIK and MANDLINE R. PAWLIK, personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 12 day of June, 2003.

Commission expires 10/5, 2003.   
Notary Public



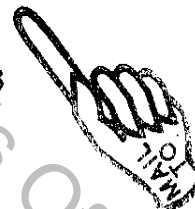
This instrument was prepared by: Daniel A. Izzo  
Attorney-at-Law  
1511 W. Thorndale, Unit #1-E  
Chicago, Illinois 60660

SEND SUBSEQUENT TAX BILLS TO:

Susan M. Carlsen  
2552 W. Walton, #2  
Chicago, Illinois 60622

AFTER RECORDING, RETURN DEED TO:


Ms. Susan Lynch  
Attorney-at-law  
3840 North Southport  
Chicago, Illinois 60613




Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

**CITY OF CHICAGO**  
 CITY TAX  
  
 JUN. 16. 03  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 # 0000006900

REAL ESTATE TRANSFER TAX
01987.50
FP 102807

**STATE OF ILLINOIS**  
 STATE TAX  
  
 JUN. 16. 03  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF  
 # 0000012442

REAL ESTATE TRANSFER TAX
00265.00
FP 102804

**COOK COUNTY**  
 COUNTY TAX  
  
 JUN. 16. 03  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 # 0000012443

REAL ESTATE TRANSFER TAX
00132.50
FP 102810

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**STEWART TITLE**

**GUARANTY COMPANY**

HEREIN CALLED THE COMPANY

ALTA COMMITMENT

Schedule A - Legal Description

File Number: TM109878

Assoc. File No: 311032

**COMMITMENT - LEGAL DESCRIPTION**

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Property of Cook County Clerk's Office

**STEWART TITLE GUARANTY  
COMPANY**