

UNOFFICIAL COPY



0323829020

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/26/2003 08:43 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

STEWART TITLE OF ILLINOIS
2 N. LASALLE STREET
SUITE 1920
CHICAGO, IL 60602

321157

Above Space for Recorder's Use Only

THE GRANTOR(s) MICHAEL MITTERER, a married man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Thomas Kosnik and Catherine Kosnik, husband and wife, of 2649 W. Armitage, #2, Chicago, Illinois 60647, (Name and address of Grantee-s), not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *This property is not Homestead property.*

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; ~~PRIVATE~~, PUBLIC AND UTILITY EASEMENTS; ~~ROADS AND HIGHWAYS~~; ~~PARTY WALL RIGHTS AND AGREEMENTS~~; ~~EXISTING LEASES AND TENANCIES~~; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UN-CONFORMED SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 14-20-307-037-1001
Address (es) of Real Estate: 1253 W. Eddy; Unit #1; Chicago, Illinois 60657

The date of this deed of conveyance is *Aug 1*, 2003.

(SEAL) MICHAEL MITTERER

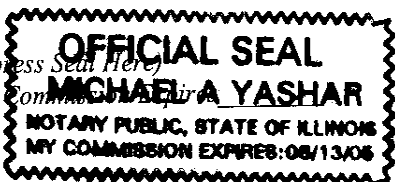
(SEAL)

(SEAL)

(SEAL)

**Which do not affect grantees use of the property as a Condominium residence, and which do not provide for for future reversion in the event of a breach.*

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 MICHAEL MITTERER personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 1253 W. Eddy; Unit #1; Chicago, Illinois 60657

UNIT 1253-1 IN THE LAKEWOOD LIMITED CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21 AND 22 IN BLOCK 4 IN OLIVER SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90523736, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID SURVEY AND DECLARATION, IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX

0034400

FP 102304

CITY OF CHICAGO



CITY TAX

AUG. -7.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006931

REAL ESTATE TRANSFER TAX

02580.00

FP 102807

STATE OF ILLINOIS



STATE TAX

AUG. -7.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY



COUNTY TAX

AUG. -7.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REVENUE STAMP

0000013439

REAL ESTATE TRANSFER TAX

0017200

FP 102810

<p>This instrument was prepared by:</p> <p>Cardenas & Yashar, P.C. Attorneys at Law 829 North Milwaukee Avenue Chicago, Illinois 60622</p>	<p>Send subsequent tax bills to:</p> <p>Mr. Thomas Kosnik Mrs. Cathernine Kosnik 1253 W. Eddy; Unit #1 Chicago, Illinois 60657</p>	<p>Recorder-mail recorded document to:</p> <p>Mr. Cherie Thompson Attorney at Law 19 S. LaSalle; Ste. 302 Chicago, Illinois 60603</p>
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