

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



0336447066

Doc#: 0336447066  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/30/2003 08:38 AM Pg: 1 of 3

017

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THE GRANTOR(S), 3226 W. Sunnyside, LLC, of the City of Chicago, 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 Karen A. Wallace, an unmarried woman, (GRANTEE'S ADDRESS) 2553 W. North Avenue, Chicago, Illinois 60647, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**SUBJECT TO:** general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, public and utility easements, zoning and building laws and ordinances, roads and highways, if any, the Act, the Declaration and By-Laws, such other matters as to which the Title Insurer commits Purchaser against loss or damage, encroachments, which do not effect the use of the Units as a residence, and acts of Purchaser

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): 13-14-220-017-0000

Address(es) of Real Estate: 3224 W. Sunnyside, Unit 2M, Chicago, Illinois 60625

Dated this 17<sup>th</sup> day of December, 2003

3226 W. Sunnyside, LLC

By:

*Alan Erickson*  
Alan Erickson  
Member

CITY OF CHICAGO

CITY TAX



DEC. 23. 03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000007453

REAL ESTATE TRANSFER TAX
0135000
FP 103018

STATE TAX

STATE OF ILLINOIS



DEC. 23. 03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000014837

REAL ESTATE TRANSFER TAX
0018000
FP 103014

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



DEC. 23. 03

REVENUE STAMP

# 0000014553

REAL ESTATE TRANSFER TAX
0009000
FP 103017

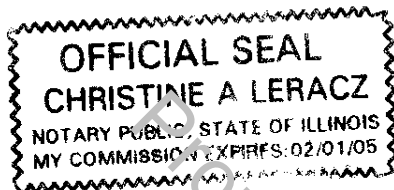
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STATE OF ILLINOIS, COUNTY OF McHenry ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alan Erickson, member, 3226 W. Sunnyside LLC, 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 17<sup>th</sup> day of December, 2003



*Christine A. Leracz* (Notary Public)

**Prepared By:** Michael Ezgur  
25 E. Washington St. Suite 225  
Chicago, Illinois 60602

**Mail To:**  
Thomas Cusick  
1250 Grove Avenue, Unit 200 Suite 200  
Barrington, IL 60010

**Name & Address of Taxpayer:**  
Karen A. Wallace  
3224 W. Sunnyside, Unit 2M  
Chicago, Illinois 60625

Property of Cook County Clerk's Office

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## EXHIBIT "A" LEGAL DESCRIPTION

**PROPERTY: 3224 W. Sunnyside , Unit 2M, Chicago, Illinois**

PARCEL 1:

UNIT 2-3224 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3222-26 SUNNYSIDE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0328219124, IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded October 9, 2002 as Document 0328219124, as amended from time to time, Together with its Undivided Interest in the Common Elements.

Parcel 2:

The Exclusive right to the use of Parking Space P- 2, a Limited Common Element, as delineated on the survey attached to the declaration aforesaid recorded as Document Number 0328219124.

PIN: 13-14-220-017-0000

**Subject To:** (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer (as hereinafter defined) commit to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants Grantee, it's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein."