

UNOFFICIAL COPY

WARRANTY DEED



TO
2052174 MTC Tm McHugh
THE GRANTOR, MADOX RACINE, LLC, of
2306 N. Southport,

Doc#: 0404919012
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/18/2004 08:21 AM Pg: 1 of 2

(The Above Space For Recorder's Use Only)

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of \$ 10.00 (Ten) Dollars, in hand paid, CONVEYS and WARRANTS to

CHRISTOPHER ~~GREENE~~ RAGONA and CYNTHIA ~~GREENE~~ RAGONA, husband and wife, not as joint tenants and not as tenants in common 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 reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2003 and subsequent years.
See attached legal description

Grantor also hereby grants to the grantee, its 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, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject 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.*

Permanent Index Number (PIN): 14-29-316-026-0000 AND 14-29-316-027-0000

Address(es) of Real Estate: 2512 North Racine, Unit A, Chicago, IL 60614 Unit P-A, 2512 N. Racine, Chicago

DATED this 17 day of December

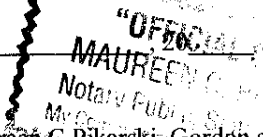
MADOX RACINE, LLC

By: Thomas McHugh
Thomas McHugh

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 Thomas McHugh, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 19 day of December

Commission expires _____



Maureen C. Pikarski
Notary Public

This instrument prepared by Maureen C. Pikarski, Gordon and Pikarski, Suite 1000, 25 E. Washington St. Chicago, IL 60602

Mail To:
Jeff Richman
150 N. Wacker Drive, Suite 1400
Chicago, IL 60606

Send Subsequent Tax Bills To:
Christopher Charles Ragona and Cynthia Greene Ragona
2512 N. Racine, Unit A
Chicago, IL 60614

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LEGAL DESCRIPTION

UNITS A AND P-A IN THE 2512 N. RACINE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 42 AND 43 IN LEWIS SUBDIVISION OF LOTS 3 AND 4 AND THAT PART OF LOT 13 LYING EAST OF RAILROAD RIGHT OF WAY AND SOUTH OF THE NORTH LINE OF LOT 3 EXTENDED WEST TO SAID RAILROAD RIGHT OF WAY IN COUNTY CLERK'S DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 033532028, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

* PROVIDED THAT NONE OF THE FOREGOING COVENANTS, RESTRICTIONS, CONDITIONS OR EASEMENTS (i) PREVENT THE USE OF THE PREMISES AS A SINGLE FAMILY RESIDENCE; (ii) IS VIOLATED; (iii) CONTAIN PROVISIONS FOR FORFEITURE OR REVERSION OF TITLE UPON BREACH; OR (iv) UNDERLIE THE IMPROVEMENTS, "ROADS AND HIGHWAYS" IS DELETED

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

330950

\$4,563.75

02/17/2004 10:45 Batch 02242 13

COOK COUNTY TAX
REAL ESTATE TRANSFER TAX
0000122685
0030423
FP 326670
REVENUE STAMP
FEB 13 04
COOK COUNTY
REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS
STATE TAX
0000061558
FEB. 12. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0060850
FP 326669