

UNOFFICIAL COPY

1002
WARRANTY DEED
JOINT TENANTS

ST5007414/24008070

THE GRANTOR: 1913 ARMITAGE LLC, an Illinois Limited Liability Corporation, 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 considerations in hand paid,

CONVEYS and WARRANTS to:

EARL STEVENSON
and LUELLA STEVENSON,

12545 S. Lowe, Chicago Illinois
not as Tenants in Common, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as JOINT TENANTS forever.

P.I.N. # 14-31-401-006 and 14-31-401-007 1911 W. Armitage Unit 1F, Chicago, Illinois 60622

DATED this 9th day of February, 2004

1913 ARMITAGE LLC, by:

Clair Dean Lent (Seal)
CLAIR DEAN LENT, Manager

State of Illinois
County of Cook

I, *Marshall Richter* ss
(Impress Seal Here)



, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that: 1913 ARMITAGE LLC, by CLAIR DEAN LENT 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 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 9th day of February 2004

Commission expires

Marshall Richter
NOTARY PUBLIC

Prepared by: Marshall Richter 5225 Old Orchard Road Suite 28, Skokie, Illinois 60077

Send subsequent tax bill to:

MAIL TO: Marshall Richter
5225 Old Orchard STE 29
Skokie, IL 60077

same



Doc#: 0406433311
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/04/2004 11:10 AM Pg: 1 of 3

30

BOX 333-CT

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UNIT 1F, IN THE 1911-1913 W. ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 5 AND 6 IN BLOCK 39 IN SHEFFIELD'S ADDITION TO CHICAGO IN SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0328231215; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

REAL ESTATE TRANSFER TAX
00237.50
FP 102808

0000065649

STATE OF ILLINOIS



STATE TAX

MAR.-2.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
001182.5
FP 102802

0000065875

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX

MAR.-2.04

REVENUE STAMP

REAL ESTATE TRANSFER TAX
01785.00
FP 102805

0000009392

CITY OF CHICAGO



CITY TAX

MAR.-2.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

Office

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX
000000.50
FP 102802

0000065827

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX

MAR.-2.04

REVENUE STAMP

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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, AFORESAID, 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.

THERE IS NO TENANT IN THE UNIT AND ALL TENANTS WERE NOTIFIED 300 DAYS PRIOR TO THE RECORDING OF THE CONDOMINIUM DECLARATION OF THE INTENTION TO SUBMIT THE REAL ESTATE TO THE ILLINOIS CONDOMINIUM PROPERTY ACT AND THE CITY OF CHICAGO CONDOMINIUM ORDINANCE,

Property of Cook County Clerk's Office