

# UNOFFICIAL COPY

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Doc#: 0411819119  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 04/27/2004 02:37 PM Pg: 1 of 2

Lawyers Unit #03308 Case# 04-05372

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

THE GRANTOR: Seller(s),  
Matthew Fromm, single  
of Chicago, County of Cook, State of Illinois,  
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS  
and other good and valuable consideration paid in hand, hereby  
convey(s) and warrant(s) unto:

Grantee, Bernadette Capozzi, single  
residing at 1350 W. Augusta, Chicago, IL 60622,  
as fee simple by operation of law,  
the following described real estate: (See attached Legal)

Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record,  
building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and  
condominium declaration if applicable, so long as they do not interfere with the current use and enjoyment of the  
property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois.

Permanent Index Number: 17-09-127-043-1083 (Unit 1707); 17-09-127-043-1329 (Unit p-159)  
Property Address: 645 N. Kingsbury St., #1707, Chicago, IL 60610

Dated this: April 22, 2004

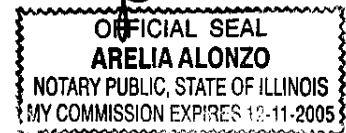
  
\_\_\_\_\_  
Matthew Fromm (seal)

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Matthew Fromm  
personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared  
before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as  
his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries  
seal, this April 22, 2004.

Commission expires: 12/11/5

  
\_\_\_\_\_  
Notary Public



Instrument prepared by: Catherine Hwa, Esq., 5000 North Broadway, 2nd Floor, Chicago, IL 60640  
Mail recorded deed to: Dale Daemicke, Esq., 1249 Waukegan Rd., Glenview, IL 60025  
Send subsequent tax bills to: Bernadette Capozzi, 645 N. Kingsbury St., #1707, Chicago, IL 60610

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# UNOFFICIAL COPY

Property Address: 645 N. KINGSBURY #1707/P-159  
CHICAGO, IL 60610

PIN #: 17-09-127-043-1088      17-09-127-043-1329

Unit 1707 and Parking Unit P-159 in Admiral's Pointe Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

Part of Lot 30 in Young's Subdivision in Block 1 of Assessors Division of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of Erie Street and East of the North Branch of the Chicago River in Cook County, Illinois.

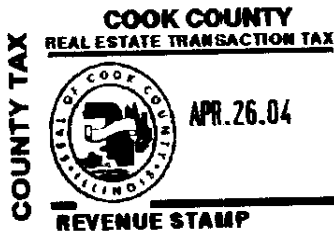
Also

Part of Lots 28, 29 and that part of Lot 30 and all of the 9 foot private alley lying North of and adjoining the North line of Lots 1 to 30 (except the East 370.00 feet thereof) in Young's Subdivision of part of Kingsbury Tract, being part of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian.

Also

The South 9 feet of Lots 1 to 5 (except the East 370.00 feet thereof), both inclusive, in Assessor's Division of part (South of Erie Street and East of the Chicago River) of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded January 15, 2002 as Document Number 0020058465, as amended from time to time, together with its undivided percentage interest in the common elements.



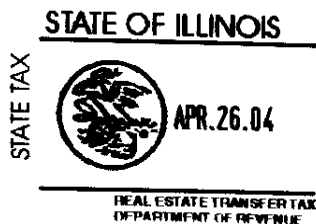
<b>REAL ESTATE TRANSFER TAX</b>
0011150
FP326670

# 0000127792

City of Chicago  
Dept. of Revenue  
337297  
04/27/2004 11:17 Batch 02288 8



Real Estate  
Transfer Stamp  
\$1,672.50



<b>REAL ESTATE TRANSFER TAX</b>
0022300
FP326669

# 0000063644