

UNOFFICIAL COPY



Doc#: 0413205112
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/11/2004 11:56 AM Pg: 1 of 2

PREPARED BY:

Handler, Thayer & Duggan, LLC
191 N. Wacker Dr., 23rd Floor
Chicago, IL 60606

MAIL TAX BILL TO:

Mr. Sean Dunne
655 W. Irving Park, #1705
Chicago, Illinois 60657

MAIL RECORDED DEED TO:

Ms. Janice Lourgos
40 Olympia Fields
Pekin, Illinois 61554

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Hoover Residential Properties LLC, a Delaware limited liability company, City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Sean P. Dunne and Laurie Dunne, husband and wife, of the City of Chicago, State of Illinois, the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNITS 1705 AND V-37 IN PARK PLACE TOWER 1, A CONDOMINIUM, AS DELINATED ON PLAT OF SURVEY, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0011020878, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT, AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-21-101-044-1243 and 14-21-101-044-1837
Property Address: 655 W. Irving Park Road, Unit 1705, Chicago, Illinois 60657

Subject, however, only to general real estate taxes not yet due and payable at the time of Closing, covenants, conditions, restrictions or record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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

Dated this

31 Day of March 2004

Hoover Residential Properties, LLC

Charles Ginsberg, Member

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ATGF, INC.

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County in the State aforesaid, do hereby certify that Charles Ginsberg, Member of Hoover Residential Properties, LLC, an Illinois Limited Liability Company, personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such respective sole Member, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary acts and as the free and voluntary acts of said Company, for the uses and purposes set forth therein.

Given under my hand and notarial seal, this

31st Day of March 2004

Michelle A. Krylowicz
 Notary Public

My commission expires: 1-24-06

Exempt under the provisions of paragraph _____

OFFICIAL SEAL
 MICHELLE A KRYLOWICZ
 NOTARY PUBLIC STATE OF ILLINOIS
 MY COMMISSION EXP. JAN. 24, 2006

STATE TAX

STATE OF ILLINOIS

APR. 28. 04

REAL ESTATE TRANSFER TAX

0000054663

00167.50

FP326652

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR. 28. 04

REAL ESTATE TRANSFER TAX

0000002727

00083.75

FP326665

REVENUE STAMP

CITY TAX

CITY OF CHICAGO

APR. 28. 04

REAL ESTATE TRANSFER TAX

0000003011

00900.00

FP326650

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO

APR. 28. 04

REAL ESTATE TRANSFER TAX

0000003012

00356.25

FP326650

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE