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Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



Doc#: 0413332091  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 05/12/2004 03:13 PM Pg: 1 of 3

THE GRANTOR(S), New Skyline Development, LLC, an Illinois Limited Liability Company 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 Cody Hudson, single, (GRANTEE'S ADDRESS) 1821 South Peoria, Unit 2R, Chicago, Illinois 60608 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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): 17-20-403-042-0000  
Address(es) of Real Estate: 1704 South Morgan, Unit 3, Chicago, Illinois 60608

Dated this 26 day of April, 2004

Paul Francisco member  
New Skyline Development LLC, an Illinois  
Limited Liability Company  
By: Paul Francisco

Sydney Hoober

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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT New Skyline Development, LLC, an Illinois Limited Liability Company 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 28 day of April, 2004



Margaret Panich (Notary Public)

**Prepared By:** Terrapin Law Group  
217 N. Jefferson Street, 5th Fl  
Chicago, Illinois 60661

**Mail To:**  
Robert Rauschert, Esq.  
1025 West Webster Avenue  
Chicago, Illinois 60614

**Name & Address of Taxpayer:**  
Cody Hudson  
1704 South Morgan, Unit 3  
Chicago, Illinois 60608

City of Chicago  
Dept. of Revenue  
338980  
05/12/2004 13:55 Batch 02548 40



Real Estate  
Transfer Stamp  
\$2,186.25

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAY. 12. 04  
REVENUE STAMP



REAL ESTATE  
TRANSFER TAX  
0014575  
FP326670

# 010029166

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



REAL ESTATE  
TRANSFER TAX  
0029150  
FP326660

# 000004804

**UNOFFICIAL COPY****EXHIBIT "A"  
LEGAL DESCRIPTION****PROPERTY: 1704 S. MORGAN, Unit 3, Chicago, IL**

PARCEL 1:

Unit 3 IN 1704 S. MORGAN CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 32 IN DALLAN'S SUBDIVISION OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTH ¼ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 39 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 May 3, 2014 as Document 0412 43 2092 as amended from time to time Together with its Undivided Interest in the Common Elements.**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, all 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."