

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0418116024  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/29/2004 09:22 AM Pg: 1 of 3

THE GRANTOR, Margaret F. Fox, a single woman never married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten dollars (\$10) in hand paid, CONVEYS and WARRANTS to Charles Pearl of the Village of Glenview, County of Cook and State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*(Handwritten initials)*

SEE ATTACHED LEGAL DESCRIPTION

FIRST AMERICAN  
File # 782715

### SUBJECT TO:

SEE ATTACHED "SUBJECT TO" LIST

Permanent Real Estate Index Number(s): 14-30-116-023-1041 Vol. No 532  
Address of Real Estate: 2911 N. Western Avenue, Unit 403, Chicago, Illinois 60614

Dated this 22nd day of April, 2004

*Margaret Fox*  
\_\_\_\_\_  
Margaret F. Fox

CITY OF CHICAGO

CITY TAX



JUN.-8.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007094

REAL ESTATE TRANSFER TAX
01575.00
FP 102812

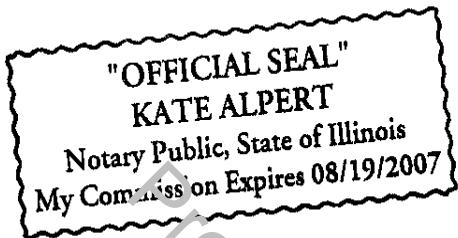
*3/2/04*

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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 Margaret F. Fox, a single woman never married, 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.

Given under my hand and official seal, this 22<sup>nd</sup> day of April, 2004

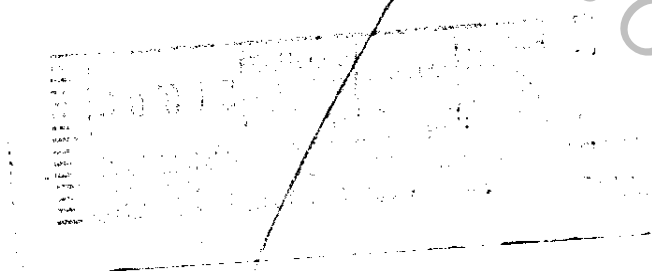


Kate Alpert (Notary Public)

**Prepared By:** Richard A. March  
999 Plaza Drive, Suite 777  
Schaumburg, Illinois 60173

**Mail To:**  
Brad Gerber, Esq.  
6 West Hubbard Street, Suite 800  
Chicago, Illinois 60610

**Name & Address of Taxpayer:**  
Charles Pearl  
2911 N. Western Avenue, Unit 403  
Chicago, Illinois 60618



Property of Cook County Clerk's Office

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## Legal Description:

### Parcel 1:

Unit 403 together with its undivided percentage interest in the common elements in the River Walk Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 00-170100, as amended from time to time, in section 30, Township 40 North, Range 14, East of the 3<sup>rd</sup> Principal Meridian, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of P-39, a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as Document No. 00-170100.

### Parcel 3:

A non-exclusive easement for the benefit of Parcel 1 for ingress and egress, use and enjoyment upon the property as defined, described and declared in the declaration recorded as Document No. 00-170099, situated in Cook County, Illinois.

SUBJECT ONLY TO THE FOLLOWING:

- (1) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; /
- (2) GENERAL TAXES FOR THE YEAR 2003 (SECOND INSTALLMENT ONLY) AND SUBSEQUENT YEARS;
- (3) ACTS DONE OR SUFFERED BY PURCHASER;
- (4) DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT No. 00170100; AND,
- (5) THE ILLINOIS CONDOMINIUM PROPERTY ACT

MFF  
owner

DAN  
attorney