

UNOFFICIAL COPY



Doc#: 0419527130
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 07/13/2004 02:29 PM Pg: 1 of 2

WARRANTY DEED

~~JOINT~~ TENANCY IN COMMON
04-0553

THE GRANTOR, **Kingsbury Court LLC**, an Illinois limited liability company of 225 West Hubbard, Suite 600, Chicago, Illinois, 60610, limited liability company created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten DOLLARS (\$10.00), in hand paid, and pursuant to authority given by all the Managers of said Limited Liability Company CONVEYS and WARRANTS unto **JOSEPH^S CALTABIANO**, single, never married and **DAVID WOLF**, single, never married, of 1525 S. Sangamon, #517, Chicago in the County of Cook and State of Illinois the following described Real Estate situated in the County of Cook in the State of Illinois. **TO HAVE AND TO HOLD** ~~as~~ and not **TENANTS IN COMMON**, ~~as~~ **JOINT TENANTS**, forever, to wit:

Property Address: **460 West Superior, Unit 7, Chicago, Cook County, Illinois 60610**

P.I.N.: 17-09-115-013-0000

Legal Description:

City of Chicago

Dept. of Revenue

345295

07/13/2004 14:05 Batch 10217 32

Real Estate

Transfer Stamp

\$6,123.75



PARCEL 1:

THAT PART OF LOTS 1 TO 28, BOTH INCLUSIVE AND THE VACATED EAST AND WEST ALLEY TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THE NORTH 120.0 FEET THEREOF) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-04'-45" WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 85.28 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF N. KINGSBURY STREET); THENCE SOUTH 90°-00'-00" EAST, 214.57 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00°-00'-00" EAST, 52.67 FEET; THENCE SOUTH 90°-00'-00" EAST, 22.0 FEET; THENCE SOUTH 00°-00'-00" WEST, 52.67 FEET; THENCE NORTH 90°-00'-00" WEST, 22.0 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 3 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS FOR CITY CLUB HOMYOWNERS ASSOCIATION RECORDED SEPTEMBER 24, 2003 AS DOCUMENT 0326744091.

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In Witness Whereof, said Grantor has caused its name to be signed thereto by a Manager, Thomas J. McCarthy, this 12th day of JULY, 2004.

[Signature]

Thomas J. McCarthy
A Manager
Kingsbury Court LLC

STATE TAX

STATE OF ILLINOIS



JUL. 13. 04


REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000067457

REAL ESTATE TRANSFER TAX
0081650
FP326669

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



JUL. 13. 04

REVENUE STAMP

0000134430

REAL ESTATE TRANSFER TAX
0040825
FP326670

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 Thomas J. McCarthy, a manager of Kingsbury Court LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such manager, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand official seal this 12th day of JULY, 2004.

Ronald J. Mentone
Notary Public



(SEAL)

Prepared by: Ronald J. Mentone, 1807 Broadway, Melrose Park, IL 60160
Tax bill to: Joseph Caltabiano & David Wolf, 460 W. Superior, Unit 7, Chicago, IL 60610
Return to: John Lovestrand, 79 W. Monroe, Suite 826, Chicago, IL 60603