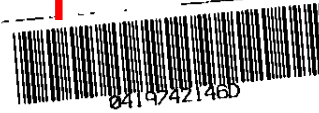


UNOFFICIAL COPY

WARRANTY DEED

Mail To:

Alexandra Richards
6007 N. Sheridan Road, 16J
Chicago, IL 60660



Doc#: 0419742146
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/15/2004 10:02 AM Pg: 1 of 2

Send Subsequent Tax Bills To:

Matthew Hazelhurst
6221 N. Niagara Ave., Unit 408
Chicago, IL 160631

The Grantor, Michael J. Rizzo, an unmarried person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars, in hand paid, conveys and warrants to Matthew Hazelhurst of 5250 N. Lincoln Avenue, Chicago, Illinois, the real estate situated in the County of Cook, in the State of Illinois described on the reverse side hereof.

STSO 4 1864 q1
24056217

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To Have and to Hold said premises forever. Subject to general real estate taxes for 2003 and subsequent years and covenants, conditions and restrictions of record, building lines and easements.

Permanent Index Number: 13-06-110-050-1042

Address of Real Estate: 6221 N. Niagara Avenue, Unit 408, Chicago, IL 60631

Dated: June 1, 2004

Michael J. Rizzo

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County and State do hereby certify that Michael J. Rizzo, 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 h signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, June 1, 2004.

Larry A. Whitney
Notary Public



This instrument was prepared by Larry A. Whitney, 422 N. Northwest Highway, B1, Park Ridge, IL 60068


BOX 333-CT

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT NUMBER 408 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE WESTERLY 232.0 FEET (MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 40 THE WESTERLY 300.0 FEET (MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 41; ALL OF LOT 42 ALL IN BLOCK 64 IN 'NORWOOD PARK', A SUBDIVISION OF THAT PART OF NORWOOD PARK, LYING NORTH AND EAST OF NORWOOD AVENUE, BEING ALL OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 30 ACRES IN NORTHEAST 1/4 OF THE NORTHEAST 1/4 NORTH OF RAND ROAD) AND PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

ALSO


THAT PART OF LOTS 5 AND 6 WHICH LIES NORTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHERLY LINE OF LOT 5; SAID POINT BEING 67.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF LOT 5, TO A POINT IN THE SOUTHERLY LINE OF LOT 6, SAID POINT BEING 65.0 FEET SOUTHEASTERLY OF THE SOUTHWESTERLY CORNER OF LOT 6, MEASURED ALONG THE SOUTHERLY LINE OF LOT 6, IN H. P. KELDER'S RESUBDIVISION OF LOTS 12 TO 17 INCLUSIVE IN BLOCK 64 IN 'NORWOOD PARK', A SUBDIVISION IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1968 AND KNOWN AS TRUST NUMBER 8484 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22052942 TOGETHER WITH AN UNDIVIDED 2.03 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX
CITY TAX	 JUL.-6.04	0144000
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP 102805


0000012699

Permanent Index Number: 13-06-110-050-1042

Address of Real Estate: 6221 N. Niagara Avenue, Unit 408, Chicago, IL 60631

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX	 JUL.-6.04	0019200
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102808

0000072618

COOK COUNTY		REAL ESTATE TRANSFER TAX
COUNTY TAX	 JUL.-6.04	0009600
	REAL ESTATE TRANSACTION TAX REVENUE STAMP	FP 102802

0000072804