

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0421827043
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/05/2004 12:15 PM Pg: 1 of 3

ILLINOIS STATUTORY

NO ABS

20FB

CAB901673

CTC

SH2

Property of Cook County Recorder of Deeds

THE GRANTORS **JOHN F. FLANAGAN** and **PATTI M. FLANAGAN**, husband and wife, of the Village of Flossmoor, 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 and Warrant to **KELLY CUNNINGHAM**, a single person, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 605 AND PARKING SPACE P-233 IN THE 400 WEST ONTARIO CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: LOTS 8 TO 14 BOTH INCLUSIVE IN YOUNGS SUBDIVISION OF PART OF KINGSBURY TRACT 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: THE EAST 235 FEET OF THAT PART OF THE 9 FEET PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOTS 1 TO 10 IN YOUNGS SUBDIVISION OF PART OF KINGSBURY TRACT 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 3: THE EAST 235 FEET OF THE SOUTH 9 FEET OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF CHICAGO RIVER) OF 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 4: THE SOUTH 1/2 OF THE 18 FOOT ALLEY LYING NORTH OF AND ADJOINING LOT 9 AND LYING BETWEEN THE EAST AND WEST LINES OF SAID LOT 9 EXTENDED NORTH, IN BLOCK 11 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: THE WEST 135 FEET OF THE EAST 370 FEET OF THE SOUTH 9 FEET OF LOTS 1, 2 AND 3 IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF CHICAGO RIVER) OF 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.

Box-333
CTI 1

UNOFFICIAL COPY

PARCEL 6: THE WEST 135 FEET OF THE EAST 370 FEET OF THAT PART OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOTS 1 TO 15 IN YOUNGS SUBDIVISION OF PART OF KINGSBURY TRACT IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

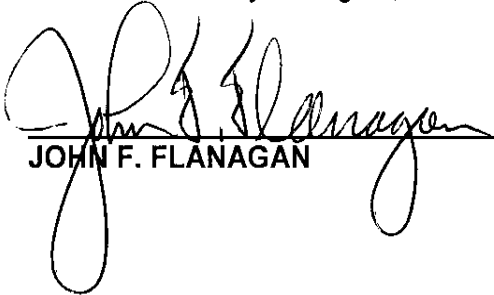
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09202758, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

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): 17-09-127-036-1019; 17-09-127-036-1159
Address of Real Estate: 400 W. Ontario, Unit 605, Chicago, IL 60610

Dated this 3rd day of August, 2004.




JOHN F. FLANAGAN



PATTI M. FLANAGAN

CITY TAX

CITY OF CHICAGO



AUG.-5.04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000073901

REAL ESTATE TRANSFER TAX
02167.50
FP 102805

STATE TAX

STATE OF ILLINOIS



AUG.-5.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000074637

REAL ESTATE TRANSFER TAX
00289.00
FP 102808

COUNTY TAX

COOK COUNTY



AUG.-5.04

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000074830

REAL ESTATE TRANSFER TAX
00144.50
FP 102802

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JOHN F. FLANAGAN** and **PATTI M. FLANAGAN**, husband and wife, personally known to me to be the same persons whose names 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 3rd day of August, 2004.



Susan M. Langlotz (Notary Public)



Prepared By: Susan M. Langlotz
HEDBERG, TOBIN, FLAHERTY & WHALEN
 Three First National Plaza, Suite 2150
 Chicago, Illinois 60602

Name & Address of Taxpayer:
 Kelly Cunningham
 400 W. Ontario, Unit 605
 Chicago, IL 60610

Mail To: Ami Oseid
19 S. LaSalle Ste 902
Chicago, IL 60603