

UNOFFICIAL COPY

WARRANTY DEED  
STATUTORY (ILLINOIS)



Doc#: 0422342316  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 08/10/2004 01:10 PM Pg: 1 of 2

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

NW5766037

The GRANTOR, MARK A. CNOTA, a single person, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to GRANTEE:

JUDD H. LARNED and CARLA PEREZ, Single persons

*Not as Tenants in Common but in Joint Tenancy*

The following described real estate:

PARCEL 1: UNIT NUMBER 319 IN THE LINCOLN LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 3 THROUGH 13, INCLUSIVE, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 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 03672710, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 40, A LIMITED COMMON ELEMENT AS SET FORTH IN THE IN DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Index Number: 14-29-100-040-1040

Property Commonly Known As: 3151 N. Lincoln Avenue, #319, Chicago, Illinois 60657

Subject To (a) general real estate taxes not due and payable at the time of closing,  
(b) the Condominium Property Act,  
(c) the Declaration and the Condominium Documents,  
(d) applicable zoning and building laws and ordinances,  
(e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit,  
(f) acts done or suffered by Grantee or anyone claiming through Grantee,  
(g) utility easements, whether recorded or unrecorded,  
(h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser

BOX 333-CT

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TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever including the release and waiver of homestead *as Joint Tenants*

Dated: July 16, 2004

Mark A Cnota  
MARK A. CNOTA

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO AUG.-5.04	REAL ESTATE TRANSFER TAX
	# 0000013933	02895.00
		FP 102805

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **MARK A. CNOTA**, a single person, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 16<sup>th</sup> day of July, 2004.

Sylvia M. Geary  
Notary Public



Mail tax bill to:

Judd H. Larned and Carla Perez  
3151 N. Lincoln, #319  
Chicago, Illinois 60657

<b>"OFFICIAL SEAL"</b> Sylvia M. Geary Notary Public, State of Illinois Cook County My Commission Expires Oct. 21, 2005
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Mail recorded deed to:

John Zachara, Esq.  
39 S. LaSalle Street, Suite 500  
Chicago, Illinois 60603

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS AUG.-5.04	REAL ESTATE TRANSFER TAX
	# 0000074691	00386.00
		FP 102808
COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY AUG.-5.04	REAL ESTATE TRANSFER TAX
	# 0000074885	00193.00
		FP 102802

Prepared by:

Daniel E. Fajerstein, Esq.  
500 Skokie Boulevard, Suite 350