

2084

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WARRANTY DEED STATUTORY (ILLINOIS)



Doc#: 0423826055
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/25/2004 10:08 AM Pg: 1 of 2

THE GRANTOR, KATHLEEN A. VALCHUK, TRUSTEE OF THE KATHLEEN A. VALCHUK TRUST DATED MAY 26, 1998, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to ARMANDO TALANCON, 41172 Ridgeway Lane, Palmdale, CA 93551, all interest in the following-described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION
P.I.N. 17-04-216 064-1137

Property Address: Unit 406, 1360 North Sandburg Terrace, Chicago, IL 60610.

Subject to covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable,

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.

DATED this 30th day of July, 2004.

Kathleen A. Valchuk (SEAL)
KATHLEEN A. VALCHUK, TRUSTEE OF THE KATHLEEN A. VALCHUK TRUST, DATED MAY 26, 1998.

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHLEEN A. VALCHUK, TRUSTEE OF THE KATHLEEN A. VALCHUK TRUST, DATED MAY 26, 1998, 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 she signed, sealed, and delivered the said instrument as her free and voluntary acts, 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 30th day of July, 2004.

Commission Expires



Notary Public

This instrument was prepared by Mary Beth Wheeler, 29 South LaSalle Street, Suite 430, Chicago, Illinois 60603.

City of Chicago
Dept. of Revenue
349675



Real Estate
Transfer Stamp
\$1,117.50

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LEGAL DESCRIPTION

UNIT NUMBER 406-C IN CARL SANDBURG VILLAGE CONDOMINIUM NUMBER 1, AS DELINEATED ON A SURVEY OF A PORTION OF LOT 9 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25032908, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

STATE TAX  AUG. 20. 04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000005211	REAL ESTATE TRANSFER TAX
		0014900
		FP 103020

COUNTY TAX  AUG. 20. 04 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000005104	REAL ESTATE TRANSFER TAX
		0007450
		FP 103019

MAIL TO:

John L. Elias, Esq.
10 South LaSalle Street
Suite 3310
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Mr. Armando Talancon
1360 North Sandburg Terrace
Unit 406
Chicago, Illinois 60610