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Doc#: 0424541091
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/01/2004 10:32 AM Pg: 1 of 3

WARRANTY DEED

2056463 MTSKENNY
MAIL TO:

Daci L. Jett, Esq.

731 W. Bittersweet Pl. Ste. 1-S

Chicago, IL 60613

SEND TAX BILLS TO:

James Florreich

4021 N. Southport Unit 1

Chicago, IL 60613

M.G.R. TITLE

THE Grantor, SAMANTHA FARBER, a single never married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND 00/100 in hand paid, CONVEYS and WARRANTS to JAMES FLORREICH of 3539 N. Greenview, Unit 1, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: Covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2003 and subsequent years.

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.

Permanent Real Estate Index Number: 14-17-315-014-1010

Address of Real Estate: 4021 N. SOUTHPORT AVENUE, UNIT 1, CHICAGO, ILLINOIS

DATED this 24th day of August, 2004.

x [Signature]

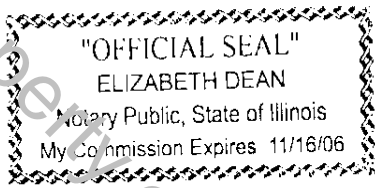
SAMANTHA FARBER

UNOFFICIAL COPY

WARRANTY DEED

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that SAMANTHA FARBER, a single never married woman, 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 s/he signed, sealed and delivered the said instrument as his/her 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 24th day of August, 2004.



[Signature]

Notary Public

This instrument prepared by: Mary M. York, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
350866 \$2,137.50
08/31/2004 13:12 Batch 02276 35



STATE TAX
STATE OF ILLINOIS
AUG. 31. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000008954
REAL ESTATE TRANSFER TAX
0028500
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 31. 04
REVENUE STAMP



0000138783
REAL ESTATE TRANSFER TAX
0014250
FP326670

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PARCEL 1:

UNIT 4021-1 IN THE SOUTHPORT PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN MERIDIAN, LYING WESTERLY OF CLARK STREET AND SOUTHERLY OF BELLE PLAINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SOUTHPORT AVENUE 115.7 FEET NORTH OF THE NORTH LINE OF IRVING PARK BOULEVARD AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHPORT AVENUE 270 FEET; THENCE EAST THENCE EAST ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SOUTHPORT AVENUE A DISTANCE OF 100 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE EAST LINE OF SAID SOUTHPORT AVENUE, A DISTANCE OF 270 FEET; THENCE WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SOUTHPORT AVENUE, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF IRVING PARK BOULEVARD AND THE EAST LINE OF SOUTHPORT AVENUE; THENCE EAST ALONG THE NORTH LINE OF IRVING PARK BOULEVARD 100 FEET; THENCE NORTH ALONG A LINE PARALLEL TO AND 100 FEET DISTANCE FROM THE EAST LINE OF SOUTHPORT AVENUE A DISTANCE OF 100 FEET; THENCE WEST ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHPORT AVENUE 100 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHPORT AVENUE 99.7 FEET NORTH OF THE NORTH LINE OF SAID IRVING PARK BOULEVARD; THENCE SOUTH ON THE EAST LINE OF SOUTHPORT AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00997273 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE IP-32, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00997273.

PIN #: 14-17-315-014-1010

Commonly known as: 4021 NORTH SOUTHPORT AVENUE #1
CHICAGO, Illinois 60613