

UNOFFICIAL COPY

WARRANTY DEED

THOMAS A. McCARTHY and **CARRIE J. McCARTHY** (collectively, the "Grantor"), husband and wife, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to **LEON E. GROSSMAN** and **MARY ANN GROSSMAN** (collectively, the "Grantee"), husband and wife, as tenants by the entirety, with an address of 1944 N. Oakley Street, Chicago, Cook County, Illinois, and the said Grantee's successors and assigns, forever, the following described real estate (the "Real Estate") situated in the County of Cook, State of Illinois, to wit:



Doc#: 0424514030
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/01/2004 07:44 AM Pg: 1 of 3

SEE EXHIBIT A
FOR LEGAL DESCRIPTION OF
THE REAL ESTATE

3Pg
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To have and to hold the said real estate unto the said Grantee, and their successors and assigns, subject to: (a) general real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; and (c) building lines and easements; and (d) encroachment of brick building located mainly on the land onto the property southwest and adjoining by approximately .65 feet, as shown on plan of survey Number 93-693UD prepared by John T. McTigue dated August 6, 1997.

Grantor hereby waives any rights to the Real Estate arising under the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-36-214-025-1002
13-36-214-025-1029

Address of Real Estate: 2161 N. California Avenue
Unit 102
Chicago, Illinois 60647

TICOR 547210

BOX 15

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed and delivered, and the Grantee have received and accepted, this Warranty Deed as of June 30, 2004.

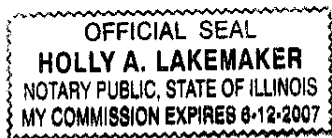
Thomas A. McCarthy
THOMAS A. McCARTHY

Carrie J. McCarthy
CARRIE J. McCARTHY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS A. McCARTHY and CARRIE J. McCARTHY, 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 acts, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of June, 2004.



Holly A. Lakemaker
NOTARY PUBLIC
Commission expires: 6/12/07

THIS INSTRUMENT WAS PREPARED BY:
Thomas A. McCarthy, Esq.
Quarles & Brady LLP
500 West Madison Street, Suite 3700
Chicago, IL 60661

AFTER RECORDING PLEASE MAIL TO:
Paul Cerasoli, Esq.
1279 N. Milwaukee Avenue, 5th Floor
Chicago, Illinois 60622

SEND SUBSEQUENT TAX BILLS TO:
Leon and Mary Ann Grossman
2161 N. California, #102
Chicago, Illinois 60647

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EXHIBIT A

LEGAL DESCRIPTION OF THE REAL ESTATE

UNITS 102 AND P-2 IN THE ST. GEORGE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND 20 IN W.O. COLE'S SUBDIVISION OF LOTS 22 TO 25 INCLUSIVE AND LOTS 303 TO 30 INCLUSIVE IN BLOCK 2 IN L. STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EASE OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99898177, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-36-214-025-1002
13-36-214-025-1029

Address of Real Estate: 2161 N. California Avenue
Chicago, Illinois 60647

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 27. 04


REVENUE STAMP

0000021525

REAL ESTATE TRANSFER TAX
00135.00
FP 326707

STATE OF ILLINOIS

STATE TAX



AUG. 27. 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021506

REAL ESTATE TRANSFER TAX
00270.00
FP 102809

CITY OF CHICAGO

CITY TAX



AUG. 27. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013530

REAL ESTATE TRANSFER TAX
02025.00
FP 102803