

# UNOFFICIAL COPY



Doc#: 0425801161  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/14/2004 10:23 AM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

THE GRANTOR(S) Jeannie Choi, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Joel Dubinsky, of 2849 N. Damen, #2, Chicago, IL 60618 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2003.


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): 14-31-204-036-1002  
Address(es) of Real Estate: 2340 N. Elston #2F, Chicago, IL 60614

Dated this 21<sup>st</sup> day of July, 20 04

Jeannie Choi  
Jeannie Choi

FIRST AMERICAN  
File # 873184

CITY OF CHICAGO  
CITY TAX  
  
AUG. 26. 04  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

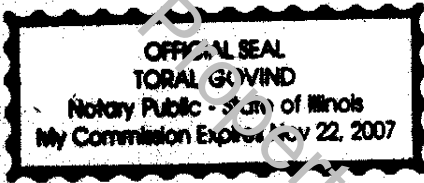
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REAL ESTATE  
TRANSFER TAX  
0195000  
FP 102812

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeannie Choi, personally known to me to be the same person(s) whose name(s) 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 21<sup>st</sup> day of July, 20 04.

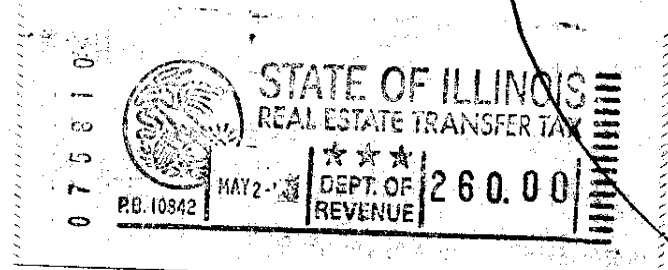
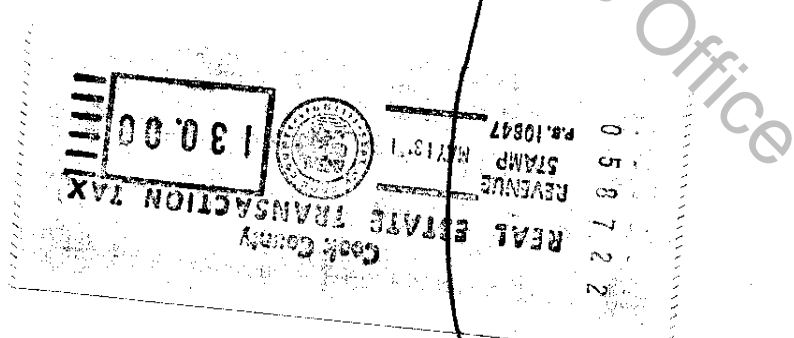


Toral Govind (Notary Public)

**Prepared by:**  
Michael A. Lickerman  
120 W. Madison, Suite #225  
Chicago, IL 60602

**Mail To:**  
Kenneth B. Rosenman  
105 West Madison Street  
Chicago, IL 60602

**Name and Address of Taxpayer:**  
Joel Dubinsky  
2340 N. Elston #2F  
Chicago, IL 60614



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LEGAL DESCRIPTION - EXHIBIT A

**Legal Description: Parcel 1:**

Unit Number 2-F in the Elston Commons Condominium as delineated on a survey of the following described parcel of real estate:

Lot 1 in Block 6 of Fullerton's Addition to Chicago, in the North 1/2 of the Northeast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document 99654477; 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 P4, as delineated on the survey attached to the declaration aforesaid recorded as Document 99654477.

Permanent Index #'s: 14-31-201-036-1002 Vol. 533

Property Address: 2340 North Elston, Unit 2F, Chicago, Illinois 60614

Property of Cook County Clerk's Office