

# UNOFFICIAL COPY



Doc#: 0427429192  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/30/2004 10:51 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

MAIL TO:  
Ms. Kristyna Ryan  
Attorney at Law

Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:  
DAVID C. DIXON  
Unit 2 NE  
1166 S. Plymouth Court  
Chicago, IL 60605

### RECORDER'S STAMP

THE GRANTOR, CHRISTINE A. RYAN, divorced and not since remarried, of the City of Chicago, County of Cook, IL 60605, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to DAVID C. DIXON, a single person, 1325 15th St, NW Apt. 804, Washington, DC 20005, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

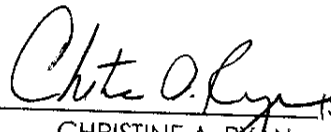
SEE ATTACHED LEGAL DESCRIPTION

Subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD said premises forever, 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: 17-16-425-003-1009  
Property Address: Unit 2 NE, 1166 S. Plymouth Court, Chicago, IL 60605

Dated this 9 day of August, 2004.

  
CHRISTINE A. RYAN (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Box 333

REAL ESTATE TRANSFER TAX	02362.50	FP 102805
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# 0000016035

CITY OF CHICAGO

SEP. 25. 04



REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX

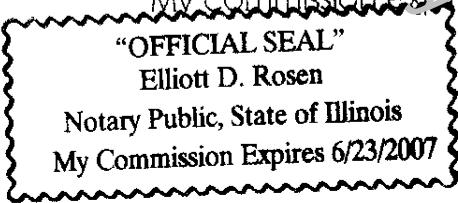
1 of 2  
JOHNSON  
LND  
CTIC # SA 345 1003

# UNOFFICIAL COPY

STATE OF ILLINOIS ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CHRISTINE A. RYAN, divorced and not since remarried, is 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 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 9 day of August, 2004.  
My commission expires on 6/23, 2007



*Elliott D. Rosen*  
NOTARY PUBLIC

IMPRESS SEAL HERE

\_\_\_\_\_ COUNTY - ILLINOIS  
TRANSFER STAMP

\*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.


NAME AND ADDRESS OF PREPARER:  
ROSEN AND ROSEN, LTD.,  
ELLIOTT D. ROSEN,  
1483 Kittyhawk Lane  
Glenview, IL 60026

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH \_\_\_\_\_ SECTION 4.  
REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature of Buyer, Seller or  
Representative

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes:(55 ILCS 5/3.5020) and name and address of the person preparing the instrument. (55 ILCS 5/3.5022

STATE TAX




STATE OF ILLINOIS  
SEP. 25. 04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000077943

REAL ESTATE TRANSFER TAX
003 15.00
FP 102808

COUNTY TAX



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP. 25. 04  
REVENUE STAMP

# 0000078150

REAL ESTATE TRANSFER TAX
00157.50
FP 102802

# UNOFFICIAL COPY

UNIT 1166 S. PLYMOUTH COURT BURNHAM NE THE TOWNHOMES OF DEARBORN PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 7 IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLS 127 AND 134 BOTH INCLUSIVE, IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 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 86042028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office