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WARRANTY DEED Statutory (ILLINOIS)



Doc#: 0430832046
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 11/03/2004 12:23 PM Pg: 1 of 3

THE GRANTORS, JAMES H. HARBISON and KARI K. HARBISON, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to JAMES H. HARBISON and KARI K. HARBISON, co-trustees of the HARBISON FAMILY TRUST Dated 10/27/04; of 7406 N. Claremont Ave., Unit 3-S, Chicago, Illinois; GRANTEES; the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT ONLY TO: covenants, conditions, and restrictions of record, and to General Taxes for 2003 and subsequent years.

Permanent Real Estate Index Number: 11-30-302-051- 1003
11-30-302-051-1008

Address of Real Estate: 7406 N. Claremont Ave., Unit 3-S
Chicago, IL 60645

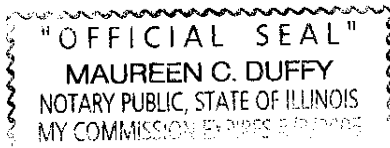
DATED this 27TH day of October, 2004

PLEASE PRINT
OR TYPE NAMES
BELOW SIGNATURE

James H. Harbison (SEAL)
JAMES H. HARBISON

Kari K. Harbison (SEAL)
KARI K. HARBISON

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 JAMES H. HARBISON and KARI K. HARBISON, husband and wife, 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 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 27th day of October, 2004

Commission expires aug 3, 2005

Maureen C. Duffy
NOTARY PUBLIC

The instrument was prepared by MAUREEN C. DUFFY, Henry M. Grannan, Chartered, 601 W. Randolph Street, Chicago, Illinois 60661.

SEND SUBSEQUENT TAX BILLS TO:

) MAUREEN C. DUFFY
) Henry M. Grannan, Chartered
Mail To:) 601 W. Randolph, 2nd Floor
) Chicago, Illinois 60661-2203

JAMES H. HARBISON
7406 N. Claremont Ave., Unit 3-S
Chicago, IL 60645

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

11/2/04 Cardine K. Casazza

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Unit Number 35 in the 7406-08 N. CLAREMONT CONDOMINIUM as delineated on a survey of the following described real estate:

LOT 49 AND THE NORTH 17 FEET OF LOT 50 IN CLANCY'S BIRCHWOOD HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 30, (NORTH OF THE INDIAN BOUNDARY LINE) TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium recorded as Document No. 09071654 together with its undivided percentage interest in the common elements.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-35, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT No. 09071654

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

P.I.N. 11-30-302-028-0000

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STATEMENT BY GRANTOR AND GRANTEE

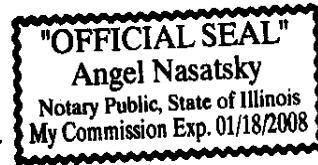
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/27/04

Signature *Maureen C. Duffy*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID MAUREEN C. DUFFY
THIS 27th DAY OF OCTOBER
10 2004

NOTARY PUBLIC *Angel Nasatsky*



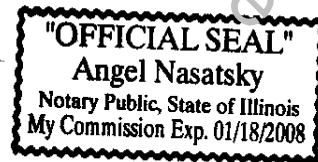
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 10/27/04

Signature *Maureen C. Duffy*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID MAUREEN C. DUFFY
THIS 27th DAY OF OCTOBER
10 2004

NOTARY PUBLIC *Angel Nasatsky*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]