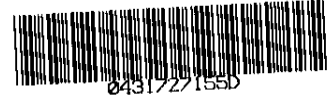


UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0431727155
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/12/2004 04:24 PM Pg: 1 of 3

0410055
EXETER TITLE COMPANY — FILE #
Phone (312) 641-1244 Fax (312) 641-1241

THE GRANTOR, Susan Blake, an unmarried woman, of Chicago, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10), in hand paid, GRANTS, SELLS, and CONVEYS, to Kalin Dimitrov, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, all of the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See Exhibit A Attached)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO covenants, conditions, and restrictions of record, if any; and to General Taxes for 2003 and subsequent years.

Permanent Index Number (PIN): 17-09-406-054-1043

Address of Real Estate: 345 N. LaSalle, Unit #4203, Chicago, Illinois 60610

DATED this 9th day of November 2004

Susan Blake (SEAL) _____ (SEAL)


(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

This instrument was prepared by Fadge Flowers Pincham, Attorney at Law, 811 N. Harlem Avenue, Suite #2S, Oak Park, Illinois 60302, (708) 439-3703.

SEE REVERSE SIDE >

UNOFFICIAL COPY



COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 NOV. 12.04
 REVENUE STAMP


0000145199

REAL ESTATE TRANSFER TAX
00317.50
FP326670

Warranty Deed
 Individual to Individual
 Susan Blake

TO
 Kalin Dimitrov

City of Chicago
 Dept. of Revenue
 358956
 11/12/2004 15:32 Batch 00753 147

 Real Estate Transfer Stamp
\$4,762.50

STATE TAX
 STATE OF ILLINOIS

 NOV. 12.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 2682700000

REAL ESTATE TRANSFER TAX
00635.00
FP326669

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 Susan Blake

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 9th day of November 2004
 Commission expires July 20th 2005

NOTARY PUBLIC

This instrument was prepared by Fadge Flowers Pincham 811 N. Harlem Ave. Ste. #25 Oak Park IL 60302
 (Name and Address)

MAIL TO:

<u>Fadge Flowers Pincham</u> (Name)
<u>811 N. Harlem Ave. Ste. #25</u> (Address)
<u>Oak Park, IL 60302</u> (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Kalin Dimitrov
 (Name)
345 N. LaSalle Unit # 4203
 (Address)
Chicago, IL 60610
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

Exhibit "A"

PARCEL 1: UNIT(S) 4203 IN THE STERLING PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE STERLING RESIDENCES SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 5, 6, AND 7 IN BLOCK 3 IN THE ORIGINAL TOWN OF CHICAGO AND IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020107550, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED 12/12/01 AS DOCUMENT NUMBER 0011174517.

PIN # 17-09-406-054-1043