

UNOFFICIAL COPY

WARRANTY DEED, (STATUTORY-ILLINOIS)



Doc#: 0432102260
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/16/2004 10:46 AM Pg: 1 of 3

ST 506 6309 / 241112 94

THE GRANTOR, Lakeview Group, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the Sum of TEN (\$10.00) DOLLARS, in hand paid, the sufficiency of which is hereby acknowledged, conveys and warrants to:

GRANTEE(S), JILLIAN MARIE SCHAFER

[Strike Those Not Applicable]

- (1) Individually,
- (2) ~~Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety,~~
- (3) ~~Not as Tenants in Common, but as Joint Tenants,~~
- (4) ~~Not as Joint Tenants, but as Tenants in Common.~~

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: SEE ATTACHED LEGAL DESCRIPTION, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD FOREVER, subject to: Real Estate taxes for the year 2002 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

PIN: 14-21-112-007-0000

Address of Real Estate: 534-540 W. Cornelia, Unit 538-1S, Chicago, IL

2
JP

DATED THIS 18th DAY OF October, 2004
Lakeview Group, Inc.

By: Mathew Berkson
Mathew Berkson, President

Attest: Mathew Berkson
Mathew Berkson, Secretary

State of Illinois, County of Cook ss. I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT Mathew Berkson, as President and Secretary of Lakeview Group, Inc., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 18th day of October, 2004
Joel S. Hymen
Notary Public
JOEL S. HYMEN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 12/19/2006
Commission Expires: _____

BOX 334 CTI

This instrument prepared by Joel S. Hymen, 750 W. Lake Cook Rd., Buffalo Grove, IL 60089

Mail To: Christine A Zyzanski
19 S. CASALIE SUITE 1300
CHICAGO, IL 60603

Send Subsequent Tax Bill To:
Jillian Marie Schaffer
534-540 W. Cornelia Unit 538-1S
Chicago IL 60657

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3 6 0 7 1 6
 REVENUE DEPT. OF REVENUE
 STATE NOV 22 04
 PA. 11923
 Cook County
 REAL ESTATE TRANSACTION TAX
 130.00

3 3 2 6 1 9
 CO. NO. 018
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 NOV 12 04
 DEPT. OF REVENUE
 280.00

* 1 4 7 2 4 2 *
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 NOV 12 04
 PA. 1193
 975.00

* 1 4 7 2 4 1 *
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 NOV 12 04
 PA. 1193
 975.00

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION RIDER

UNIT 538-1S IN THE CORNELIA PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 IN PLOTKE AND GROSBY'S RESUBDIVISION OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEYS IN SAID BLOCK AND THE TRACT OF LAND LYING EAST OF AND ADJOINING SAID BLOCK AND WESTERLY OF THE WESTERLY LINE OF THE NORTH SHORE DRIVE (EXCEPT STREET PREVIOUSLY DEDICATED), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO.0323710056 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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, AFORESAID, 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.