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Doc#: 0434202103
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/07/2004 07:59 AM Pg: 1 of 4

This document prepared by:

Jaime Rhum, Esq.
Becker & Gurian
513 Central Avenue
Highland Park, Illinois 60035

8250167 D2 D6 2 OF 300

Property of Cook County Clerk's Office

WARRANTY DEED

THE GRANTOR, ANDREW G. BLUHM, an individual, 900 North Michigan Avenue, Suite 1900, Chicago, Illinois 60611 for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to RICHARD AND LAURA KRACUM, as husband and wife, 989 Old Green Bay Road, Winnetka, Illinois 60093, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

see legal description attached as Exhibit A, subject to permitted exceptions set forth in Exhibit B.

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 said premises as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Nos.: 17-03-101-028-1061, 17-03-101-028-1106
Address of the Real Estate: 1555 Astor, Chicago, Illinois 60610

Dated this 14th day of December, 2004.

Andrew G. Bluhm

After recording, Mail to:

Louis Levinson
Friend, Levinson & Irvin, Ltd.
33 North LaSalle Street Suite 3200
Chicago, Illinois 60602

Send subsequent tax bills to:

Richard and Laura Kracum
1555 Astor Unit 41E-W
Chicago, Illinois 60610

Box 400-CTCC

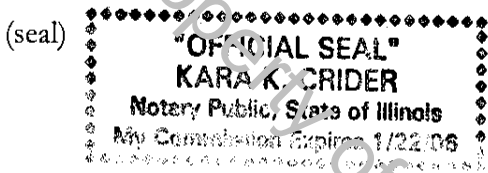
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State of Illinois)
County of Cook)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREW G. BLUHM personally known to me and the same person whose name is subscribed to the foregoing 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 uses and purposes therein set forth.


Given under my hand and official seal this 1 day of December 2004.

Kara K. Crider
notary public



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STATE TAX	STATE OF ILLINOIS	# 0000001779	REAL ESTATE TRANSFER TAX
	 DEC.-3.04		05325.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000001809	REAL ESTATE TRANSFER TAX
	 DEC.-3.04		02662.50
	REVENUE STAMP		FP 103022

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LEGAL DESCRIPTION OF PROPERTY

UNITS NUMBER 41-E AND 41-W IN 1555 ASTOR CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 29 TO 39 INCLUSIVE IN THE RESUBDIVISION BY THE CATHOLIC BISHOP OF CHICAGO AND VICTOR F. LAWSON OF BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1971 AND KNOWN AS TRUST NUMBER 76262, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23269378; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$39,937.50

361070

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenants, conditions, and restrictions of record.
2. Public and utility easements.
3. Special governmental taxes or assessments for improvements not yet completed.
4. Unconfirmed special governmental taxes.
5. General real estate taxes for the year 2004 and subsequent years.
6. Any mortgage of Grantee recorded against the Real Estate.
7. Those certain exceptions as set forth in the Chicago Title Insurance Company title commitment number 08250167 dated September 17, 2004.

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