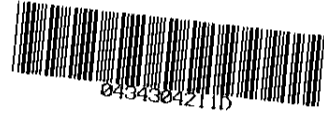


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WARRANTY DEED (Individual to Individual)



Doc#: 0434304211
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/08/2004 03:41 PM Pg: 1 of 3

THE GRANTORS, JOHN T. JOHNSTON, a married man, of 517 Bayberry Lane, City of Naperville, County of DuPage, and State of Illinois, as to an undivided one-half interest, and GAIL ANITA FLAGLER, a ~~single~~ ^{single} woman, of 1636 West Belmont #710, City of Chicago, County of Cook, State of Illinois, as

Sole Trustee of the Gail Anita Flagler Living Trust, dated September 30, 2002, as to an undivided one-half interest, for and in consideration of Ten and No/100ths Dollars (\$10.00) in hand paid, CONVEY AND WARRANTS to SAMUEL McLAUGHLIN, a ^{single} person, of 2331 South 18th Avenue, City of Broadview, County of Cook, State of Illinois, the following-described real estate situated in the City of Chicago, in the County of Cook, and in the State of Illinois, to-wit:

FIRST AMERICAN TITLE

958422 1/2

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes accrued but not yet payable at the time of closing; special assessments confirmed after the date of the contract; building setback lines; use and occupancy restrictions; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and, covenants, conditions, easements, options, assessments, and restrictions, as created by the Declaration of Condominium recorded as document number 0010605959, and any amendments thereto;

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

The Grantors affirm and represent that this is non-homestead property, not occupied by either or them or their family members.

Permanent Real Estate Index Number: 17-17-211-027-1117

Address of Real Estate: 1000 West Adams Street, Unit 717, Chicago, IL 60607.

DATED this 29th day of October, 2004.

John T. Johnston

Gail Anita Flagler

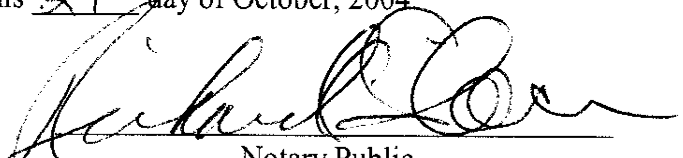
Instrument prepared by: Richard C. Slocum, Attorney at Law, 1999 West Downer Place, Aurora, IL 60506

UNOFFICIAL COPY


State of Illinois)
) SS.
County of Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN T. JOHNSTON and GAIL ANITA FLAGLER, personally known to me to be the same persons whose name 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 29 day of October, 2004


Notary Public

Commission expires: OFFICIAL SEAL
Richard C. Slocum
Notary Public, State Of IL
My Commission Expires 9/22/06

CITY TAX

NOV. 19.04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000011080
REAL ESTATE
TRANSFER TAX
02325.00
FP 102812

Tax bills to:


Samuel McLaughlin
1000 West Adams St., Unit 717
Chicago, IL 60607

Mail to:

Samuel McLaughlin
1000 West Adams St., Unit 717
Chicago, IL 60607

STATE TAX

NOV. 22.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002185
REAL ESTATE
TRANSFER TAX
003 10.00
FP 103027

COUNTY TAX

NOV. 22.04
REVENUE STAMP

000002396
REAL ESTATE
TRANSFER TAX
00155.00
FP 103028

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LEGAL DESCRIPTION

(1000 West Adams Street, Unit 717, Chicago, IL 60607)

Parcel 1:

Unit Number 717 in the 1000 Adams Condominium, as delineated on a survey of the following described tract of land:

Certain lots or parts thereof and Vacated Alleys adjoining said lots in C.S. Sherman's Subdivision of the South 245 feet of the East 189 feet of Two Tracts known as Block 6 in Duncan's Addition and Block 13 of Canal Trustee's Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian,

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0010605959, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

The right to the use of Parking Space 25, a limited common element as recorded on the aforesaid Declaration of Condominium.

Property of Cook County Clerk's Office