

AW 8359939

UNOFFICIAL COPY

**WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:**



Doc#: 0504533165
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/14/2005 10:25 AM Pg: 1 of 3

THE GRANTORS,
Larry Takaki and
Elisa Takaki,
husband and wife,

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEE

Rachel Phillips
3631 N. Magnolia, Unit 3, Chicago, IL 60613

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for 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 said premises forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate.

Permanent Index Number: 14-30-117-041-1006
Address (es) of Real Estate: 2307 W. Wolfram, Unit 312, P7 and P18, Chicago, IL 60618

DATED January 13, 2005.

Larry Takaki

Elisa Takaki

3

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

Larry Takaki and Elisa Takaki, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
ANDREW D. WERTH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COM. EXPIRES HERE 1/4/2005

Given under my hand and seal, this Date January 13, 2005.

NOTARY PUBLIC

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

This instrument prepared by: Andrew D. Werth & Associates
2822 Central Street, Evanston, IL 60201

BOX 333-CP

UNOFFICIAL COPY

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
336378
P.B. 10686
FEB-9'05 DEPT. OF REVENUE
*** 345.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB-9'05
P.B. 11427
172.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB-9'05
P.B. 11195
590.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB-9'05
P.B. 11195
998.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB-9'05
P.B. 11195
999.00

UNOFFICIAL COPY

Legal Description

of premises commonly known as 2307 W. Wolfram, Unit 312, P7 and P18, Chicago, IL 60618

Property Index Number: 14-30-117-041-1006

UNIT 312 AND PARKING SPACES P 7 AND 18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BUILDING 2307 WEST WOLFRAM, IN WOLFRAM TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DECEMBER 14, 2000 AS DOCUMENT NO. 00984625, AS AMENDED FROM TIME TO TIME, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

MAIL TO:

John Janczur
(Name)
140 South Dearborn Street, Suite 1610
(Address)
Chicago, IL 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Rachel Phillips
(Name)

(Address)

(City, State and Zip)