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GEORGE E. COLE7
LEGAL FORMS

FORM NO. 810
February, 1985

WARRANTY DEED (Individual to Individual)

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Doc#: 0512219011
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 05/02/2005 09:59 AM Pg: 1 of 6

THE GRANTOR(S)

DANIEL BURKE and KATHERINE BURKE, husband and wife,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of

Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to:

Brian Burke
431 South Dearborn Street - Unit 209
Chicago, Illinois 60605
(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

See Exhibit (B) Attached Hereto

Subject to: Covenants, conditions, and restrictions of record, private, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2004 and subsequent years.

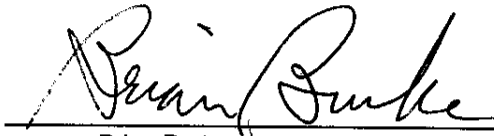
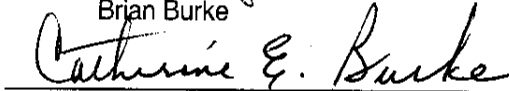

Hereby waiving all rights, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Tax Number(s): 17-16-256-018-1009

Address(es) of Real Estate: 431 South Dearborn Street, Unit 209, Chicago, Illinois 60605

DATED this ___ day of ___ April, 2005

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

 (SEAL)
Brian Burke
 (SEAL)
Catherine E. Burke

Daniel E. Burke

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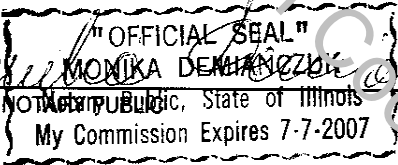
State of _____)
County of _____)ss.

IMPRESS
SEAL
HERE

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT: **DANIEL BURKE and CATHERINE BURKE**, 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 23rd day of April 2005

Commission expires 7-7 2007



SEND SUBSEQUENT TAX BILLS TO:

After recording
Mail To: Richard G. Golab
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle Street, Suite 1910
Chicago, Illinois 60601

Brian Burke
431 South Dearborn Street - Unit 209
Chicago, Illinois 60605

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT "A"

Legal Description

of premises commonly known as 431 South Dearborn Street, Unit 209,
Chicago, Illinois 60605

PARCEL 1: UNIT 209, IN MANHATTAN BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF CERTAIN LOTS IN BLOCK 138 IN SCHOOL SECTION ADDITION TO CHICAGO, AND THAT PORTION OF DEARBORN STREET OCCUPIED BY UNDERGROUND VAULTS SHOWN ON SAID SURVEY ATTACHED TO ATTACHED TO THE FORESAID DECLARATION SAID SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 97590956 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE MANHATTAN BUILDING DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 9759382, IN COOK COUNTY, ILLINOIS.


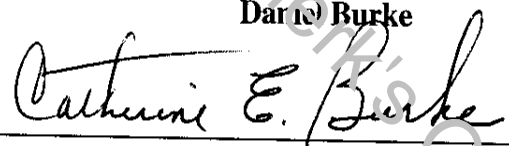
~~UNOFFICIAL~~ COPYASSIGNMENT OF RIGHTS IN PERSONAL PROPERTY

FOR VALUE RECEIVED, DANIEL BURKE AND CATHERINE BURKE (hereinafter collectively referred to as "Assignor") hereby sell, assign, transfer and set over unto BRIAN BURKE (hereinafter referred to as "Assignee"), all of the right, title and interest of Assignor in and to that certain Personal Property listed on Exhibit "A", a copy of which is attached hereto and made a part hereof. Assignor hereby represents and warrants to Assignee that Assignor is the absolute owner of said Personal Property, that said Personal Property is free and clear of all liens, charges and encumbrances, and that Assignor has full right, power and authority to convey said Personal Property and to make this Assignment. *All warranties of quality, fitness, and merchantability are hereby excluded.*

This Assignment, Acceptance and Assumption may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

This Assignment shall be binding upon and shall inure to the benefit of the Assignor and its respective successors and assigns. Notwithstanding anything herein, this Assignment shall not release Assignor from any obligations under the Agreement.

DATED: April 23, 2005


 Daniel Burke

 Catherine Burke

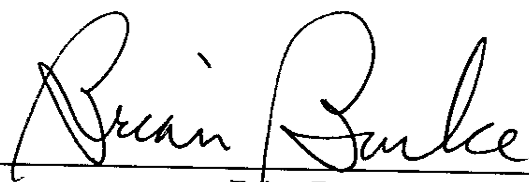
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ACCEPTANCE OF ASSIGNMENT AND ASSUMPTION

The undersigned, as Assignee, does hereby accept the above Assignment and does hereby assume and agree to perform all of Assignor's agreements and obligations with respect to the Personal Property from and after the date hereof.

This Acceptance of Assignment shall be binding upon and shall inure to the benefit of the Assignee and its respective successors and assigns.

DATED: April 23, 2005



Brian Burke

RGG/REAL-ESTATE/BURKEASSIGNMENT OF RIGHTS IN PERS. PROP.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

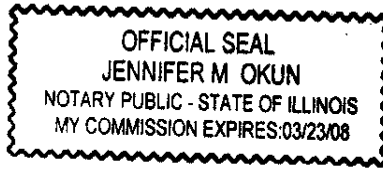
Dated: 27 APRIL, 2005

Signature: *James E. Burke*
Grantor(s) or Agent(s)

Dated: 4-27, 2005

Signature: *Catherine E. Burke*
Grantor(s) or Agent(s)

Subscribed and sworn to before me by the said Agent this 27 day of April, 2005



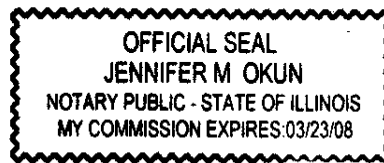
Notary Public: *Jennifer M. Okun*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 27, 2005

Signature: *Brian Burke*
Grantee(s) or Agent(s)

Subscribed and sworn to before me by the said Agent this 27 day of April, 2005



Notary Public: *Jennifer M. Okun*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]