

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



0517402141D

Doc#: 0517402141  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/23/2005 10:12 AM Pg: 1 of 3

CT1 SA 22 44 J 23 1015 \$ 6000 20 AB2J

THE GRANTOR(S), 2426 West Cortez, Inc., an Illinois Corporation, of the Village of Skokie, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Jeffrey A. Puma and Amy Braverman **NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS** (GRANTEE'S ADDRESS) 2053 W. North Avenue, Apt 2, Chicago, Illinois 60647 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

L.M.

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005

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

Permanent Real Estate Index Number(s): 16-01-411-032-0000  
Address(es) of Real Estate: 2426 W. Cortez Street, Unit 2 & P-2, Chicago, Illinois 60622

Dated this 23rd day of MAY, 2005

2426 West Cortez, Inc., an Illinois Corporation

By: Arkady Starobin  
Arkady Starobin  
President

Attest: Igor Nemov  
Igor Nemov  
Secretary

STATE OF ILLINOIS

STATE TAX

JUN. 16. 05

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 0000086406

REAL ESTATE TRANSFER TAX
0031200
FP 102808

COOK COUNTY

COUNTY TAX

JUN. 16. 05

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

# 0000086620

REAL ESTATE TRANSFER TAX
0015600
FP 102802

### BOX 334 CTT

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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ARKADY STAROBIN AND IGOR NEMOV personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of MAY, 2005

Barbara C. Chua (Notary Public)




**Prepared By:** Jeffrey Sanchez  
55 West Monroe St, Ste 3950  
Chicago, Illinois 60603

**Mail To:**  
Scott A. Puma  
415 W. Washington Street, Suite 202  
Waukegan, Illinois 60085

**Name & Address of Taxpayer:**  
Jeffrey A. Puma and Amy Braverman  
2426 W. Cortez Street, Unit 2 & P-2  
Chicago, Illinois 60622

**CITY OF CHICAGO**

CITY TAX



JUN 16 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003351

REAL ESTATE TRANSFER TAX
0234000
FP 102805

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EXHIBIT "A"

## Legal Description

UNIT 2 IN THE 2426 WEST CORTEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 36 IN BLOCK 1 IN CHARLES COUNSELMAN'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511212186 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0511212186.

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 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.

The tenant of Unit 2 has waived or failed to exercise the right of first refusal.

Property of Cook County Clerk's Office