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This document was prepared by:
Julianne N. Walsh, Esq.
1820 N. Honore Street
Chicago, Illinois 60622

After recording return to:
Mark E. Edison, Esq.
One Tower Lane Suite 1700 PMB 116
Oakbrook Terrace, Illinois 60181

Name and address of taxpayer:
Kevin J. Szlagowski
1041 North Winchester Unit 3
Chicago, Illinois 60622



Doc#: 0518035300
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/29/2005 11:08 AM Pg: 1 of 3

This space reserved for Recorder's use only.

WARRANTY DEED

GRANTOR, James M. Walsh, ^{married to Julianne N. Walsh} of the City of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Kevin J. Szlagowski, of the City of Chicago, in the County of Cook, in the State of Illinois the following described real estate:

See Attached Exhibit "A" Legal Description

Permanent Index No.: 17-06-414-053-1003

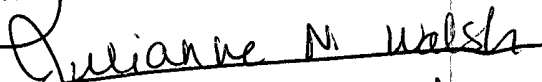
Property Address: 1041 North Winchester, Unit 3, Chicago, Illinois 60622.

SUBJECT TO: Covenants, conditions and restrictions of record; 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 2005 and subsequent years.

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

Dated this 22 day of June, 2005.


James M. Walsh


Julianne N. Walsh

BOX 334 CTI

MS

SP 393401 AWA/ha

3/AV

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public ^{James M. Walsh} and for said County, in the State aforesaid, DO HEREBY CERTIFY that James M. Walsh, 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 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 27th day of June, 2005.

Rosa Avila
Notary Public

"OFFICIAL SEAL"
ROSA AVILA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/23/2005

Place Notarial Seal Here

STATE OF ILLINOIS
STATE TAX JUN. 27. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
000000658
REAL ESTATE TRANSFER TAX
00514.00
FP 103032

CITY OF CHICAGO
CITY OF CHICAGO
INCORPORATED JANUARY 4, 1837
JUN. 27. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000002246
REAL ESTATE TRANSFER TAX
03855.00
FP 103033

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX JUN. 27. 05
REVENUE STAMP
0000006657
REAL ESTATE TRANSFER TAX
00257.00
FP 103034

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 3 IN THE 1041 N. WINCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 41 IN ALVIN N. LANCASTER'S RESUBDIVISION OF THE EAST ½ OF BLOCK 3 OF COCHRAN'S SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09208474, AND AS AMENDED, 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-3 & S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 09208474.

Cook County Clerk's Office