

UNOFFICIAL COPY



0520234061D

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

Doc#: 0520234061
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/21/2005 01:38 PM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR(S) FRANCES L. GARRITY, a single woman, of the City of Chicago County of Cook for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

WILLIAM MCCORMICK, THE GRANTEE,

all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 537 West 44th Street, Chicago, Illinois, 60609, legally described as:

LOT 43 IN THE SUBDIVISION OF THE CIRCUIT COURT PARTITION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT BLOCKS 3, 5, 8, 12, AND 15 AND THE EAST 299 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

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.

Permanent Index Number (PIN): 20-04-315-015-0000

Address(es) of Real Estate: 537 West 44th Street, Chicago, Illinois, 60609

Dated this 18th day of June 2004

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Frances L. Garrity (SEAL)
FRANCES L. GARRITY

_____ (SEAL)

_____ (SEAL)
_____ (SEAL)

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 FRANCES L. GARRITY, a single woman, personally known to me to be the same person(s) whose name(s) 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.

IMPRESS
SEAL
HERE

Box 334

10/3

8220691 DB

DB

MW

UNOFFICIAL COPY

Given under my hand and official seal, this 18th day of June 2004.

Commission expires



Janice Weston

 Notary Public

This instrument was prepared by: Washington Federal Bank for savings, 2869 South Archer Avenue, Chicago, IL, 60608.

MAIL TO:

William McCormick
 537 West 44th Street
 Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:

William McCormick
 537 West 44th Street
 Chicago, IL 60609

OR

Recorder's Office Box No. _____

STATE TAX

STATE OF ILLINOIS

JUL.21.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000087584

REAL ESTATE TRANSFER TAX
0015000
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL.21.05

REVENUE STAMP

0000087796

REAL ESTATE TRANSFER TAX
0007500
FP 102802

CITY TAX

CITY OF CHICAGO

JUL.21.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000004280

REAL ESTATE TRANSFER TAX
0112500
FP 102805

Warranty Deed
INDIVIDUAL TO INDIVIDUAL
FRANCES L. GARRITY
TO
WILLIAM MC CORMICK

UNOFFICIAL COPY



CERTIFICATION OF ZONING COMPLIANCE

Department of Zoning, City Hall, Room 905, 121 North LaSalle Street

Chicago, IL 60602-1211, (312) 744-6317, (312) 744-2950 (TTY)

NO FAX FILING/HOURS: 8:30 A.M. TO 4:15 P.M.

FOR USE WITH 1, 2, 3, 4, OR 5 RESIDENTIAL UNITS

DATE RECEIVED
CERTIFICATION OF ZONING COMPLIANCE
2005 JUL 15 PM 1:17
DEPARTMENT OF ZONING CITY OF CHICAGO

INSTRUCTIONS: This form must be filled out completely, signed by one of the grantors, sellers, agents, or his or her attorney and presented by the Zoning Department. We will make no on-site internal inspection without the owner's consent.

The payment of a \$90.00 fee is required at the time this application is filed, payable to the City of Chicago Dept. of Revenue

1. Address of Premises: 537 W. 44th Street

2. Tax Number: 2 0 0 4 3 1 5 0 1 5 0 0 0 0

3. Number of dwelling units: 1 Front Building Rear Building
(Not more than 5 units: No condominiums or co-ops)

4. Owner/Seller information:
Name: William McCormick
Address: 537 W. 44th Street
City: Chicago State: IL Zip: 60609

5. Contact Person:
Name: Marsha Bradley
Phone: 773 254-3422 Fax: 773 254-6022

6. Signature: Marsha Bradley
Owner/Grantor/Attorney/Agent

This Zoning Certification is not a certification of the property's compliance with the Building Code or with the permit requirements of the Building Code.

The Certification, Upon Approval, May Be Picked Up On:
After 7 Days The Certification Will Be Mailed to the Seller:

DO NOT FILL IN BELOW THIS LINE—CITY OF CHICAGO USE ONLY

Denial Date _____

City records show _____ Units

Denial Other _____

CERTIFIED AS _____ UNITS

CERTIFIED AS July UNITS

CERTIFICATION OF ZONING COMPLIANCE

JUL 15 2005

CITY OF CHICAGO
DEPARTMENT OF ZONING

THE CERTIFICATION WILL BE MAILED TO THE PERSON IN SECTION #4

This certification is valid for one year from the above date.

White copy—Applicant • Yellow copy—Dept. of Zoning • Pink copy—Dept. of Revenue • Goldenrod—Mail-in/Receipt

07/15/05 13:18 14399 1 CH-180201 8096 CK \$90.00

UNOFFICIAL COPY



CERTIFICATION OF ZONING COMPLIANCE

The City of Chicago will certify the number of lawful and non-conforming residential dwelling units when a building is sold or transferred.

The purpose is to prevent the buyers from acquiring property with illegal dwelling units. The process will notify the seller and buyer as to how many lawful dwelling units exist.

The ordinance applies only to residential property zoned for one family unit, two family dwelling or multi-family dwellings containing five or fewer dwelling units. The ordinance does not apply to condominiums or cooperative buildings.

The application for Certification Zoning Compliance is filed in Room 905 at City Hall. The fee is \$90.00 and the fee is due at the time the application is filed.

The Department of Zoning will make an initial decision within *five business days* after the application is received. The decision will state the number of lawful units according to City records. The City will issue a certification if the number of units listed agrees with the City's records. If the City does not agree with the number of units requested for certification, it will deny the application and state the reasons for the denial.

The department will make an inspection in order to determine when the dwelling unit which has not been certified was constructed and occupied. The applicant may offer any evidence which may tend to show when the unit was first occupied. The City may consider the unit or units to be non-conforming if sufficient information has been provided and the on-site inspection shows the unit has been continuously occupied since July 8, 1957.

If the Department of Zoning fails to act within the time limits of the ordinance, it must issue a Waiver of Certification which will allow a closing to proceed and the deed to be recorded. The waiver of certification form shall be provided by the Department of Zoning.

The entire ordinance may be found at Title 3-32-020; 3-32-040; 3-33-045, 3-33-070 of Title 3 of the Municipal Code of Chicago (Revenue Code).