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WARRANTY DEED ILLINOIS STATUTORY

ET SE 7/12/05
2507330700
by



Doc#: 0520733070
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/26/2005 09:17 AM Pg: 1 of 4

THE GRANTORS, LEON AZRIKAN and INNA AZRIKAN, husband and wife, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto

GRANTEE, ERIC J. WAGNER, *not married*

(GRANTEE'S ADDRESS) of 3214 N. Racine Avenue, 1F, Chicago, Illinois 60657, 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:

Legal Description attached hereto as Exhibit "A"

Permanent Index Number: 17-04-309-021-0000

Address of Real Estate: 637 W. Elm Street, Unit A
Chicago, Illinois 60610

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS.

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

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases affecting the common elements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable; and the Declaration of Condominium Ownership.


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STATE TAX

STATE OF ILLINOIS



JUL. 21. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000008132

REAL ESTATE TRANSFER TAX
00285,50
FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL. 21. 05


REVENUE STAMP

10000008208

REAL ESTATE TRANSFER TAX
00142,75
FP 103034

CITY TAX

CITY OF CHICAGO



JUL. 21. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002685

REAL ESTATE TRANSFER TAX
02141,25
FP 103033

Property of Cook County Clerk's Office

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Dated this 18TH day of July, 2005

Grantor:

Grantor:

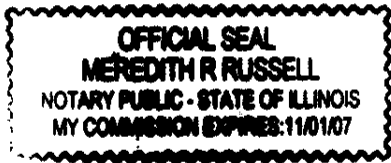
Leon Azrikan
LEON AZRIKAN

Inna Azrikan
INNA AZRIKAN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LEON AZRIKAN and INNA AZRIKAN husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 18th day of July, 2005



Meredith R. Russell
Notary Public

Prepared By: Meredith R. Russell, Esq.
DEFRENZA & ASSOCIATES, P.C.
1701 East Lake Avenue, Suite 475
Glenview, Illinois 60025

Mail To: Cherie E. Thompson, Esq.
THOMPSON & THOMPSON
19 S. LaSalle Street, Suite 302
Chicago, Illinois 60603

Taxpayer: Eric J. Wagner
637 W. Elm Street, Unit A
Chicago, Illinois 60610

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EXHIBIT 'A' Legal Description

PARCEL 1: UNIT 33A IN THE OLD TOWN VILLAGE WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN THE OLD TOWN VILLAGE WEST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0326510031, 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 PARKING SPACE UNIT 33A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0326510031.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE COMMON EASEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 0326132110.

Proprietary of Cook County Clerk's Office