

# UNOFFICIAL COPY



Doc#: 0520835107  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/27/2005 08:32 AM Pg: 1 of 4

## WARRANTY DEED

Above Space For Recorder's Use Only

**THE GRANTOR(s)**, MATTHEW ALBAUGH and JESSICA ALBAUGH, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to SEAN P. DAILEY and KERRY H. DUCEY, as Joint Tenants, **GRANTEE(s)**, of 540 N. State Street, Chicago, Illinois, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described as Exhibit A attached hereto and made a part hereof, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE and TO HOLD said premises as Joint Tenants FOREVER.

Permanent Real Estate Index Number: 14-32-223-035-1027.

Address of Real Estate: 1058 W. Armitage, Unit A, Chicago, Illinois 60614.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 15th of July, 2005.

MATTHEW ALBAUGH

JESSICA ALBAUGH

### THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies, Esq.  
4709 W. Golf Road  
Suite 475  
Skokie, Illinois 60076

BOX 333-CP

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
STATE TAX  
JUL. 25. 05



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
# 0000008385  
00535.00  
FP 103032

COOK COUNTY  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
JUL. 25. 05  
REVENUE STAMP



REAL ESTATE TRANSFER TAX  
# 000001816  
00267.50  
FP 103034

CITY OF CHICAGO  
CITY TAX  
JUL. 25. 05  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TAX  
# 000002800  
04012.50  
FP 103033

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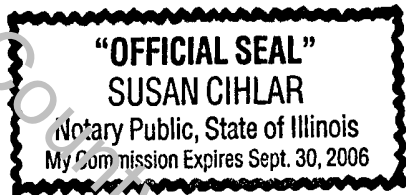
STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MATTHEW ALBAUGH and JESSICA ALBAUGH, 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.

Given under my hand and official seal this 15<sup>th</sup> day of July, 2005.

Commission expires 9-30, 2006

Susan Cihlar  
Notary Public



**MAIL AFTER RECORDING TO:**

Gary Wendland  
1908 W. Newport Ave.  
Chicago, IL 60657

**MAIL TAX BILLS TO:**

Sean P. Dailey  
1058 W. Armitage, Unit A  
Chicago, IL 60614

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## EXHIBIT A

### Legal Description

UNIT NUMBER 1058-A IN THE KENSINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 19 TO 29 IN BLOCK 4 IN MORGAN'S SUBDIVISION OF THE EAST HALF OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT 05484942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## EXHIBIT B

### Title Exceptions

Covenants, conditions and restrictions of record, the Condominium Declaration, the Condominium Act, and general real estate taxes not yet due and payable.