

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

MTC # 20639550 1 of 2



Doc#: 0524541090 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/02/2005 11:59 AM Pg: 1 of 3

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Lindsey Hazlehurst, a single person
480 N. McClurg Ct., Unit 413
Chicago, Illinois 60611

M.G.R. TITLE

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) DOLLARS, and other good and
valuable considerations
in hand paid,

CONVEY s and WARRANT s to
Murat Tezel, a single person
180 N. Jefferson
Chicago, Illinois 60661

(Names and Address of Grantee)
the following described Real Estate situated in the County of
Cook in the State of Illinois, to wit:

Above Space for Recorder's Use Only

As legally described in Exhibit A attached hereto and made a part hereof.

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 which do not impair Buyers use of the property
as a condominium residence and which do not provide for forfeiture or reversion in the event of a
breach

Document No.(s)

; and to General Taxes for 2004 and subsequent years.

Permanent Real Estate Index Number(s): 17-10-219-027-1474

Address(es) of Real Estate: 480 N. McClurg Ct., Unit 413, Chicago, Illinois 60611

DATED this: 30th day of August 2005

Please print or type name(s) below signature(s)
Lindsey Hazlehurst (SEAL)
(SEAL)

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INDIVIDUAL TO INDIVIDUAL
Warranty Deed

TO

Property of Cook County

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

Lindsey Hazlehurst, a single person

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 30th day of August 2005

Commission expires 5-10 2007

Constantine Kalamatianos
NOTARY PUBLIC

This instrument was prepared by Dean Kalamatianos, 1730 W. Carroll Ave., Chicago, Illinois 60612

{ THOMPSON & THOMPSON }
(Name)

MAIL TO: { 14 S. LAJALL ST. - #202 }
(Address)

{ CHICAGO, IL 60603 }
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT BILLS TO:

MURAT TEZEL
(Name)

180 N. JEFFERSON, #2510
(Address)

CHICAGO, IL 60661
(City, State and Zip)

UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:
UNIT 413-N IN CITYVIEW CONDOMINIUM, AS DELINEATED ON A PLAT OF
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF
SECTION 10, 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 97804544, AND AS
AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS
AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED,
DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997
AS DOCUMENT NUMBER 97804543.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
395477 \$2,737.50
09/01/2005 12:39 Batch 11887 71



THIS CONVEYANCE IS MADE SUBJECT ONLY TO THE FOLLOWING, IF ANY:
COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD WHICH DO NOT
IMPAIR BUYER'S USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE AND
WHICH DO NOT PROVIDE FOR FORFEITURE OR REVERSION IN THE EVENT OF
A BREACH; PUBLIC AND UTILITY EASEMENTS; AND GENERAL REAL ESTATE
TAXES FOR THE YEAR 2004, SECOND INSTALLMENT AND SUBSEQUENT YEARS.

