

UNOFFICIAL COPY

RTC 46048 1/31

WARRANTY DEED
STATUTORY (ILLINOIS)
(INDIVIDUAL TO INDIVIDUAL)



Doc#: 0526204124 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2005 12:13 PM Pg: 1 of 3

THE GRANTOR, CORINNE BUFFMIRE, an unmarried woman, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO:

(above space for recorder only)

Shane Powell and Julie Kluck
3218 N. Seminary, #3
Chicago, Illinois 60657

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF AS EXHIBIT A.

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

PIN: 14-31-327-001

Common Address: 1671 N. Claremont, #2W, Chicago Illinois 60647

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) public and utility easements, covenants, conditions, restrictions, of record; (3) provision of the Condominium Property Act of Illinois; (4) the Declaration of Condominium; (4) party wall rights and agreements, if any.

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 26 day of August, 2005.

Corinne Buffmire

3/16/05
RHSP

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Corinne Buffmire, an unmarried woman, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of August, 2005.

My commission expires:



Notary Public



This Instrument was prepared by Panter, Dawn & Associates, 70 W. Madison, Suite 610, Chicago, IL 60602.

After recording
Mail to:

Greg Mongolis
496 Forest Avenue
Glen Ellyn, Illinois 60137


Send subsequent tax bills to:

Shane Powell and Julie Kluck
1671 N. Claremont, #2W
Chicago, Illinois 60647

STATE TAX	STATE OF ILLINOIS	0000001669	REAL ESTATE TRANSFER TAX
	SEP.-2.05		0033450
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		# FP 103020


City of Chicago
Dept. of Revenue
395599
09/02/2005 10:01 Batch 11883 16

Real Estate Transfer Stamp
\$2,508.75



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4054

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000008762	REAL ESTATE TRANSFER TAX
	SEP.-2.05		0016750
	REVENUE STAMP		# FP 103019



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PROPERTY LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1671-2 IN 1671 NORTH CLAREMONT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 67 (EXCEPT THE WEST 4 1/2 FEET THEREOF) AND ALL OF LOT 68 IN ISHAM'S RESUBDIVISION OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTHWEST OF MILWAUKEE AVENUE IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FOR 1671 NORTH CLAREMONT CONDOMINIUM RECORDED AS DOCUMENT NO. 0405632135, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT WITH RESPECT TO PARCEL 1 AS SET FORTH ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PERMANENT INDEX NUMBER:

14-31-327-001

Property of Cook County Clerk's Office