# UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR(S), PATRICK CULEN **ROSEMARIE CULEN** ROSEMARIE VASQUEZ, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to LEAH CHRISTENSEN, a single person, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0527740053 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 10/04/2005 11:47 AM Pg: 1 of 3

### **SEE ATTACHED EXHIBIT "A"**

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the p emises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) ar plicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the That of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

hereby releasing and waiving all rights under and by virtue of the Hemestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever

STREET ADDRESS: 2024 S. Wabash, Unit 507, Chicago, Illinois 60616

PERMANENT INDEX NO.: 17-22-311-030-1040

DATED this 19th day of August, 2005

**Patrick Culen** 

Rosemarie Culen f/k/a Rosemarie

Vasquez

0527740053D Page: 2 of 3

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STATE OF ILLINOIS	)	SS
COUNTY OF COOK	)	33

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick Culen & Rosemarie Culen f/k/a Rosemarie Vasquez, are personally known to me to be the same people whose name 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 forti, including the release and waiver of the right of homestead.

AUGUST Given under my hand and official seal, this d 6. day of

Commission expires:

This instrument was prepared by:

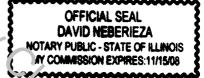
Gregg A. Garofalo Gregg A. Garofalo, P.C. 150 N. Wacker Drive, Suite #2020 Chicago, Illinois 60606

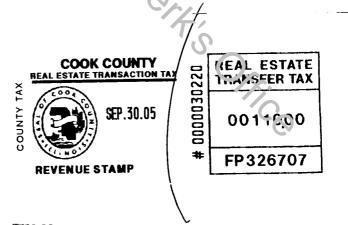
#### Send Subsequent Tax Bills To:

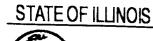
Leah Christensen 2024 S. Wabash, Unit 507 Chicago, Illinois 60616

#### Mail To:

Benjamin Malkin, Esq. 55 W. Monroe, Unit 500 Chicago, Illinois 60603



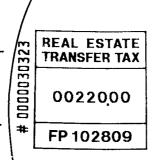


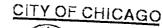




SEP.30.05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

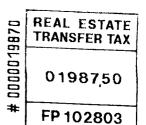






SEP.30.05

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE



0527740053D Page: 3 of 3

## **UNOFFICIAL COPY**



ORDER NUMBER: 2000 000572222 CH

STREET ADDRESS: 2024 S. WABASH UNIT #507

CITY: CHICAGO COUNTY: COOK COUNTY

TAX NUMBER: 17-22-311-030-1040

#### **LEGAL DESCRIPTION:**

PARCEL 1: UNIT 507 IN THE RAVINIA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 16 IN ASSESSOR'S DIVISION OF LOTS 5 TO 18 IN SMITH'S ADDITION TO CHICAGO, SAID ADPITION BEING A SUBDIVISION OF BLOCKS 17 TO 22 INCLUSIVE, IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHFD AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NULBER 00979913, 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 P-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00979913.