



Doc#: 0528742039 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/14/2005 07:55 AM Pg: 1 of 3

WARRANTY DEED

Above Space For Recorder's Use Only

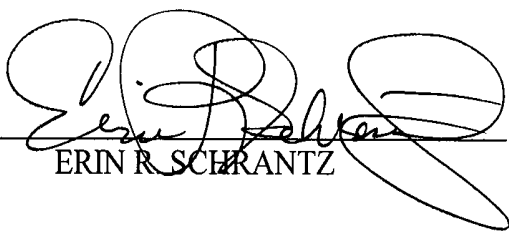
THE GRANTOR(s), STEPHEN SCHRANTZ, Jr., and ERIN SCHRANTZ, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to WILLIAM BADER, **GRANTEE(s)**, of 2013 W. Division, 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. The Grantors hereby release and waive all rights and interest under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE and TO HOLD said premises FOREVER.

Permanent Real Estate Index Number: 17-06-235-119-1007

Address of Real Estate: 1261 N. Paulina, Unit 7, Chicago, Illinois 60622

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 9th of September, 2005.


ERIN R. SCHRANTZ


STEPHEN SCHRANTZ, Jr.

THIS INSTRUMENT WAS PREPARED BY:

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

OTZ MES265139 E R 10f2LWD

UNOFFICIAL COPY

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 STEPHEN SCHRANTZ, Jr. and ERIN R. SCHRANTZ, 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 8th day of September, 2005.

Commission expires 11/19, 2007

Gabriela S. Gold
Notary Public



STATE TAX

STATE OF ILLINOIS

OCT. 12.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013171

REAL ESTATE TRANSFER TAX
0042000
FP 103032

CITY TAX

CITY OF CHICAGO

OCT. 12.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004532

REAL ESTATE TRANSFER TAX
0315000
FP 103033

MAIL AFTER RECORDING TO:

James E. Hussey
230 W. Monroe
Suite 250
Chicago, Illinois 60606

MAIL TAX BILLS TO:

William F. Bader
1261 N. Paulina
Unit 7
Chicago, Illinois 60622

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

OCT. 12.05

REAL ESTATE TRANSFER TAX

0000013261

REAL ESTATE TRANSFER TAX
0021000

UNOFFICIAL COPY

EXHIBIT A

UNIT 7 IN MONTAUK MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 76 IN MOORMAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90264139, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Title Exception

Covenants, conditions and restrictions of record, recorded party wall rights, the Condominium Declaration, non-delinquent taxes, building lines and easements.