

# UNOFFICIAL COPY



Doc#: 0529135283 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/18/2005 09:53 AM Pg: 1 of 4

## WARRANTY DEED ILLINOIS STATUTORY

TENANTS BY  
THE ENTIRETY

(for Recorder's Office use only)

(above space for Recorder's Office use only)

THE GRANTORS, FRANK U. PERRY III and CLAIRE PERRY, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to MARTIN WALLNER and SUSAN WALLNER, husband and wife, as TENANTS BY THE ENTIRETY, of 2714 W. Leland, Unit #3, Chicago, Illinois 60625, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**\*\* SEE ATTACHED LEGAL DESCRIPTION \*\***

**SUBJECT TO:** Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2004 and subsequent years, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises as TENANTS BY THE ENTIRETY.

Permanent Real Estate Index Number: 14-07-102-004-1020

Address of Real Estate: 2138 W. Balmoral Avenue, Chicago, Illinois 60625

Dated this 30<sup>th</sup> day of September, 2005.

**FRANK U. PERRY III**

**CLAIRE PERRY**

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Cook County Recorder's Office

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Property

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 OCT. - 6.05

STATE TAX

71212174

# 0000000000

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00442.50                 |
| FP 103032                |

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX

REVENUE STAMP

OCT. - 6.05

SEAL OF COOK COUNTY ILLINOIS

# 000001280

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00221.25                 |
| FP 103034                |

**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

OCT. - 6.05

SEAL OF CITY OF CHICAGO INCORPORATED MARCH 4 1837

# 0000007296

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 03318.75                 |
| FP 103033                |

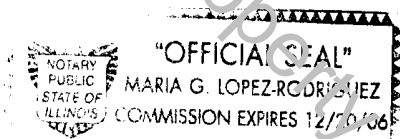
County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, CERTIFY THAT FRANK U. PERRY III and CLAIRE PERRY, 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, including the release of the right of homestead, if any.

Given under my hand and official seal, this 30<sup>th</sup> day of September, 2005.



*Maria G. Lopez-Rodriguez* (Notary Public)

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**Prepared by:** Law Offices of Angelo Angelakos, Ltd.  
830 E. Higgins Road  
Suite 111-S  
Schaumburg, IL 60173

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**Mail to:** Holiday C. Tarr  
Tarr & Associates PC  
4611 N. Ravenswood Avenue  
Chicago, IL 60640

**Name & Address of Taxpayer:** Martin Wallner  
2138 W. Balmoral Avenue  
Chicago, IL 60625

# UNOFFICIAL COPY

**Legal Description for 2138 W. Balmoral Avenue, Chicago, Illinois 60625**

PARCEL 1: UNIT 2138 IN BALMORAL COURT TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST  $\frac{3}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 7, 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 RECORDED AS DOCUMENT NO. 89118518, AS AMENDED BY DOCUMENT NO. 90096745 RECORDED MARCH 2, 1990 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE 2138 AND SIDE YARD FOR UNIT 2138, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89118518.

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