

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0529720019 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/24/2005 09:15 AM Pg: 1 of 2

1865234

THE GRANTORS, GERALD FITZPATRICK and WAN LEE FITZPATRICK, husband and wife, of 2449 Rebecca Lane, Glenview, County of Cook, State of Illinois 60026 for and in consideration of TEN AND 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to RICHARD F. GREEN, *UNMARRIED*

a ONE HUNDRED PERCENT [100%] interest in the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

UNIT 3 AND PARKING SPACE P-2 IN THE 1341 WEST GRANVILLE CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 30 FEET OF LOT 4 IN BROST AND KEMPER'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 30 ACRES THEREOF, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED JULY 14, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 05-19527109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN:14-05-118-004-0000,

Address: Unit 3 & Parking Space P-2, 1341 West Granville, Chicago, IL 60660

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

GRANTORS ALSO HEREBY GRANT TO THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTORS RESERVE TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS DEED IS NOT SUBJECT TO ANY TENANT'S RIGHT OF FIRST REFUSAL AS THE UNIT IS VACANT AND THIS IS A FIRST SALE BY THE DEVELOPER.

Dated this 28th day of September, 2005

INC

[Signature]
GERALD FITZPATRICK

2L

[Signature]
WAN LEE FITZPATRICK

CITY TAX

CITY OF CHICAGO

OCT. 11. 05

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000013009

REAL ESTATE TRANSFER TAX
00638.00
FP326650

UNOFFICIAL COPY

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 GERALD FITZPATRICK and WAN LEE FITZPATRICK, husband and wife, of 2449 Rebecca Lane, Glenview, IL 60026, 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 and waiver of the right of homestead.

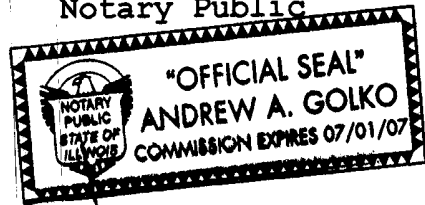
GIVEN under my hand and official seal, this 28th day of September, 2005.

Andrew A. Golko

 Notary Public


This Instrument Was Prepared By:


Andrew A. Golko, Esq.
 Attorney At Law
 4141 North Western Avenue
 Chicago, Illinois 60618
 773-279-8100





Send tax bills to:

Richard F. Green
 1341 W. Granville, #3
 Chicago, IL 60660

STATE TAX	STATE OF ILLINOIS  OCT. 10.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000005557	REAL ESTATE TRANSFER TAX 00325.00 FP326652
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CITY TAX	CITY OF CHICAGO  OCT. 11.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000013011	REAL ESTATE TRANSFER TAX 00900.00 FP326650
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  OCT. 10.05 REVENUE STAMP	# 0000020756	REAL ESTATE TRANSFER TAX 0016250 FP326665
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CITY TAX	CITY OF CHICAGO  OCT. 11.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000013011	REAL ESTATE TRANSFER TAX 00900.00 FP326650
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MAIL RECORDED DOCUMENT TO:

Mrs. Deborah S. Ashen
ATTORNEY AT LAW
217 Jefferson Street, Suite 600
Chicago, IL 60661