

# UNOFFICIAL COPY

**WARRANTY DEED**  
**(Individual)**  
**Illinois**



Doc#: 0530805038 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/04/2005 09:35 AM Pg: 1 of 2

**THE GRANTORS,**  
**Jonathan B. Schrader and Moira E. Schrader,**  
Husband and Wife, Of the City of Chicago,  
County of Cook, State of Illinois,  
for the Consideration of Ten (\$10.00) dollars,  
and other good and valuable consideration in hand paid,  
CONVEY and WARRANT to:

**Tracey Byron,**  
Of 1431 W. Cuyler, Chicago, IL 60613

Individually,  
all interest in the following described  
Real Estate situated in Cook County, Illinois:

## SEE ATTACHED LEGAL DESCRIPTION

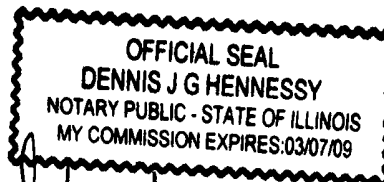
Subject to: Real Estate Taxes for 2005 and subsequent years, easement, covenants and restrictions of record; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises individually, forever.

**Address: 2751 W. Giddings St., Unit 2W, Chicago, IL 60625**  
**PIN: 13-13-201-028-1007**

DATED this 20<sup>th</sup> day of September 2005

  
Jonathan B. Schrader

  
Moira E. Schrader



State of Illinois

County of DuPage, I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Jonathan B. Schrader and Moira E. Schrader**, are 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 20<sup>th</sup> day of September 2005

My Commission expires 3/7/09

  
Notary Public

This Instrument was prepared by: Dennis J.G. Hennessy, 438 Hickory, Itasca, IL 60143

Mail to: Jay Collins  
1300 W. Belmont, Suite 113  
Chicago, IL 60657

Send Tax Bills to: Tracey Byron  
2751 W. Giddings St, Unit 2W  
Chicago, IL 60625

2K9

TICOR TITLE INSURANCE

# UNOFFICIAL COPY

## Legal Description:

### PARCEL 1:

UNIT 2751-2 IN GIDDINGS LANDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOTS 17 AND 18 IN BLOCK 26 IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97116785; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, COOK COUNTY, ILLINOIS.


### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97116785.


Address: 2751 W. Giddings St., Unit 2751, Chicago, IL 60625

PIN: 13-13-201-028-1007

COUNTY TAX		OCT.21.05	# 0000030782	COOK COUNTY REAL ESTATE TRANSACTION TAX
				REAL ESTATE TRANSFER TAX
				00189.00
				FP 326707

STATE TAX		OCT.21.05	# 0000030866	STATE OF ILLINOIS
				REAL ESTATE TRANSFER TAX
				00378.00
				FP 102809

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

CITY TAX		OCT.21.05	# 0000020380	CITY OF CHICAGO
				REAL ESTATE TRANSFER TAX
				02835.00
				FP 102803

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE