

UNOFFICIAL COPY

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WARRANTY DEED  
ILLINOIS STATUTORY



Prepared by & Mail to:  
Peter Fricano  
2190 Gladstone Ct., Ste A  
Glendale Heights, IL 60139

Doc#: 0600443091 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2006 10:31 AM Pg: 1 of 2

THE GRANTOR, KATHERINE ANDERSON, a single person, 800 S. Wells Street, Unit 748, Chicago, IL 60607, County of Cook, for and in consideration of TEN(\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO ADVANTAGE FINANCIAL PARTNERS, LLC 2190 Gladstone Ct., Suite E, Glendale Heights, IL 60139 of the County of DuPage, all interest in the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

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

Permanent Real Estate Index Number: 17-16-01-017-1351  
Address of Real Estate: 800 S. Wells Street, Unit (4), Chicago, IL 60607

Dated this 28th day of October, 2005.

Katherine Anderson  
KATHERINE ANDERSON

STATE OF ILLINOIS, COUNTY OF COOK )ss.

I, the undersigned, a Notary Public in and for said County, the State aforesaid, certify that Katherine Anderson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 28<sup>th</sup> day of October, 2005.

L Nelson  
Notary Public

Name & Address of Taxpayer:  
Advantage Financial Partners, LLC, 2190 Gladstone Ct., Ste., E, Glendale Heights, IL 60139



BOX 333-CT1

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LEGAL DESCRIPTION

PARCEL 1: UNIT 748 IN THE RIVER CITY PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCKS 85 AND 86 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010692223, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S748, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010692223.

PARCEL 3: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS AFORESAID AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, 800 SOUTH WELLS STREET, CHICAGO ILLINOIS, DATED MARCH 14, 2001 AND RECORDED MARCH 28, 2001 AS DOCUMENT NUMBER 0010245091.

STATE TAX

STATE OF ILLINOIS

DEC. 19.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000016925

REAL ESTATE TRANSFER TAX
00250.00
FP 103032

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

DEC. 19.05

REVENUE STAMP

# 000017023

REAL ESTATE TRANSFER TAX
00125.00
FP 103034

CITY TAX

CITY OF CHICAGO

DEC. 19.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000005914

REAL ESTATE TRANSFER TAX
01875.00
FP 103033