

# UNOFFICIAL COPY

## WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor **Claude M. Weil**, a single man, of Chicago Illinois, hereby releasing any rights under the Illinois Homestead exemption laws, convey and warrants to Grantees **Richard C. Holbrook** and **Shirley M. Holbrook**, of Chicago Illinois, as joint tenants and not as tenants in common, the following described real estate:

Doc#: 053411122 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/07/2005 09:35 AM Pg: 1 of 2



Doc#: 0601710128 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2006 03:05 PM Pg: 1 of 4

### Legal Description:

UNIT 5612-3 IN BLACKSTONE COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OR REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 3 (EXCEPT THE NORTH 36 FEET THEREOF) AND ALL OF LOT 4 IN BLOCK 65 IN HYDE PARK IN SECTION 11, SECTION 12 AND SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1974 AND KNOWN AS TRUST NUMBER 28993, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22858253, TOGETHER WITH AN UNDIVIDED 8.81 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-14-210-042-1004 Address: 5612 South Blackstone Avenue, Chicago, IL 60637

Subject to: Covenants, conditions and restrictions of record and public and utility easements, as listed in Professional National Title Network title commitment 3113169; and general real estate taxes not yet due and payable.

Dated this 9 day of November, 2005

*(Schedule B attached)*

Claude M. Weil

**P.N.T.N.**

I, the undersigned, a Notary Public licensed in Cook County, Illinois, certify that Claude M. Weil, personally known to me, appeared before me this day in person and acknowledged that this document was signed as the free and voluntary act of the person signing above, for the uses and purposes therein set forth.

Given under my hand and official seal on November 9, 2005



Notary Public

This instrument prepared by:  
Rodney F. Reeves  
19 South La Salle Street  
Chicago, IL 60603

Mail to:

Craig Truitt  
1642 E. 56th  
Chicago, IL 60637

\* Said instrument is being re-recorded to include the attached Schedule B

# UNOFFICIAL COPY

**CITY OF CHICAGO**

CITY TAX



NOV.28.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000008362

REAL ESTATE  
TRANSFER TAX

01987.50

FP 103026

**STATE OF ILLINOIS**

STATE TAX



NOV.28.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000001856

REAL ESTATE  
TRANSFER TAX

00265.00

FP 103021

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV.28.05

REVENUE STAMP

# 000001856

REAL ESTATE  
TRANSFER TAX

00132.50

FP 103025

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

Network Commitment Form

## Schedule B

Effective Date: September 23, 2005

Commitment No.: 3113169

(Standard exceptions and standard conditions and stipulations contained on commitment cover)

1. The lien of taxes for the year 2003 and thereafter.

Permanent Index Number: 20-14-210-042-1004

First Instalment 2004 taxes in the amount of \$1,012.75 is paid.

Second Instalment 2004 taxes in the amount of \$1,082.57 is ~~not~~ paid, due 11/1/05.

Subject to receipt and review of 2003 Cook County real estate tax warrant books.

2. Terms, provisions, covenants, options, rights, and easements established by the Declaration of Condominium Ownership recorded September 25, 1974 as Document No. 22858253.

Limitations and conditions imposed by the Illinois Condominium Property Act.

3. We must be furnished with a certificate executed and acknowledged by the Secretary of the Board of Managers stating that compliances have been made by the owners with the provisions of the Condominium Declaration, or that said provisions pertaining to preemptive rights have been duly waived by the Board of Managers and the rights of the Board thereunder have been terminated.

We must be furnished with a certificate executed and acknowledged by the Secretary of the Board of Managers stating that there are no unpaid assessment liens arising by reason of the nonpayment of assessments as per the Condominium Declaration.

4. Existing ~~unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through, or under the lessees.~~
5. Ordinance recorded August 8, 1961 as Document 18240483 creating urban renewal plat for Hyde Park area.
6. This property is located within the City of Chicago and is subject to the City of Chicago Transfer Tax in the amount of \$1,987.50. ~~The deed will not be placed of record until the City of Chicago Water Certificate is obtained.~~

Issued by:

Rodney F. Reeves  
Attorney at Law  
19 S. LaSalle Street, Suite 1500  
Chicago, IL 60603

Underwritten by:

The Florida Fund  
6545 Corporate Centre Boulevard  
Orlando, FL 32862-8600



Authorized Signatory

**UNOFFICIAL COPY**

Network Commitment Form

## Schedule B

Effective Date: September 23, 2005

Commitment No.: 3113169

(Standard exceptions and standard conditions and stipulations contained on commitment cover)

*Waiver*  
 7. ~~The spouse(s), if any, of the persons named in Schedule A must join in their respective deed or mortgage to come in order to properly release any homestead estate and/or all marital rights created by the Illinois Marriage and Dissolution of Marriage Act.~~

*Waiver*  
 8. ~~Possible judgments or liens against Richard C. Holbrook.~~

*Waiver*  
 9. ~~Possible judgments or liens against Shirley M. Holbrook.~~

10. The following endorsements have been approved for issuance with Mortgagee Policy:  
 Comprehensive, EPA and Condominium

The following endorsements have been approved for issuance with Owner's Policy:  
 Inflation and Standard Exception Waiver (upon receipt of ALTAs, current survey, if applicable, etc.)

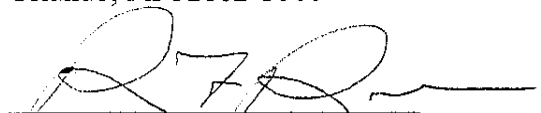
END OF SCHEDULE B

Issued by:

Rodney F. Reeves  
 Attorney at Law  
 19 S. LaSalle Street, Suite 1500  
 Chicago, IL 60603

Underwritten by:

The Florida Fund  
 6545 Corporate Centre Boulevard  
 Orlando, FL 32862-8600

  
 Authorized Signatory