



Doc#: 0603202298 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/01/2006 01:17 PM Pg: 1 of 4

10/2
WARRANTY DEED

05-06632

Prepared by:

Mary Anne Phelan
Giglio & Del Galdo, LLP
10526 W. Cermak Road
Suite 300
Westchester, Illinois 60154

THIS WARRANTY DEED, made this 22 day of December, 2005 between KURT AUSTIN ZIMMER AND ELIZABETH KNOWLES ZIMMER, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and to ~~DOUGLAS~~ BOBROWSKI, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, the following described real estate situated in the County of Cook and State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, unto the party of the second part, his successors forever.

This is homestead property, with all homestead rights to be released at Closing.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted

PREMIER TITLE

City of Chicago

Dept. of Revenue

412967

01/17/2006 14:12 Batch 11876 59



Real Estate

Transfer Stamp

\$2,415.00

UNOFFICIAL COPY

are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming or to claim the same by through or under it, the party of the first part WILL WARRANT AND DEFEND,

SUBJECT TO: General Real Estate Taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate;

Address of Property: 933 WEST VAN BUREN, UNIT 310, CHICAGO, ILLINOIS, 60607

Permanent Real Estate Index Number: 17-17-235-019-1047

In Witness Whereof, said parties of the first part have caused its corporate seal to be hereunder affixed, and have caused their name to be signed to these presents by their _____, the day and year first written above.

ELIZABETH KNOWLES ZIMMER


By her Attorney

KURT AUSTIN ZIMMER

By his Attorney

STATE TAX

STATE OF ILLINOIS



JAN. 24. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000091036

REAL ESTATE TRANSFER TAX
0032200
FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 24. 06

REVENUE STAMP

0000181782

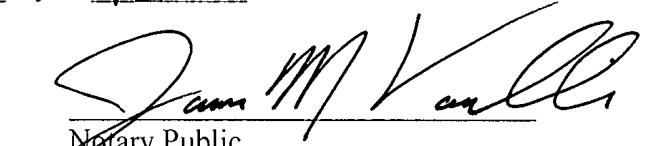
REAL ESTATE TRANSFER TAX
0016100
FP326670

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

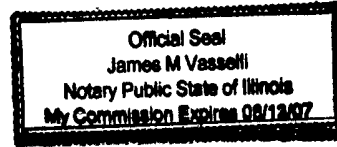
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that MA Phelan, personally known to me to be the Attorney of GRANTOR and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of 12 2005.


Notary Public

Mail To:

Michael Angileri
6900 main st, #210
Downers Grove, IL 60516



Name and Address of Taxpayer:

Doug Bobrowski
933 W. Van Buren #310
Chicago, IL 60607

UNOFFICIAL COPY

EXHIBIT A

The land referred to is described as follows:

UNIT NUMBER 310 IN THE 933 VAN BUREN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OR PARTS OF LOTS 1 TO 10, INCLUSIVE, IN EGAN'S RESUBDIVISION OF PART OF LOTS 7 TO 22, 32, 33 AND PRIVATE ALLEY ADJOINING IN EGAN'S RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO;
ALL OR PARTS OF LOTS 23 TO 26, INCLUSIVE, IN EGAN'S RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO;
AND THE EAST-WEST AND THE NORTH-SOUTH VACATED ALLEYS ADJOINING SAID LOTS AS DESCRIBED IN ORDINANCE RECORDED AS DOCUMENT NUMBER 00797300,
ALL IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021323775, AS AMENDED FROM TIME TO TIME;
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF G-305, A LIMITED COMMON ELEMENT, AS DESCRIBED IN THE AFORESAID DECLARATION.