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TICOR TITLE 584037
WARRANTY DEED 193
TENANCY BY THE ENTIRETY

Doc#: 0607502020 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2006 07:44 AM Pg: 1 of 3

Mail To:

Kent Elliott Novit
Sidney Novit and Associates
100 North LaSalle Street, Suite 1010
Chicago, Illinois 60602

Send Subsequent Tax Bills To:

Benjamin Rhodes
Amanda Rhodes
1527 West Touhy, Unit #2
Chicago, Illinois 60626

The **GRANTOR** Touhy Commons, L.L.C., an Illinois Limited Liability Company, for and in consideration of **Ten and No/100 (\$10.00)** Dollars in hand paid, **CONVEY** and **WARRANT** to the **GRANTEE** Benjamin Rhodes and Amanda Rhodes, 4414 Cedar Springs, Dallas Texas, husband and wife, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, as husband and wife, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 1527-2 IN THE TOUHY COMMONS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 50 FEET OF EAST 277 FEET OF NORTH 1/2 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 12 IN ROGER PARK IN COOK COUNTY, ILLINOIS IN PART OF SECTION 30, 31 AND 32, TOWNSHIP 42 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532619030; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AFORESAID.

Grantor also hereby grants to the Grantee and his/her/their/its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0532619030, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

BOX 15

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STATE TAX

STATE OF ILLINOIS

MAR.-9.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032977

REAL ESTATE TRANSFER TAX
00339.00
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR.-9.06

REVENUE STAMP

0000032870

REAL ESTATE TRANSFER TAX
00169.50
FP 326707

CITY TAX

CITY OF CHICAGO

MAR.-9.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000022278

REAL ESTATE TRANSFER TAX
02542.50
FP 102803

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Together with the tenements and appurtenances thereunto belonging.

The tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act or any municipal ordinance, or is the purchaser thereof.

Subject To: General Real Estate Taxes for 2005, and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, as husband and wife, forever.

Property Index Number(s) 11-32-100-006-0000

Address of Real Estate: Unit #2, 1527 West Touhy, Chicago, Illinois 60626

DATED this 27 day of February, 2006.

TOUHY COMMONS, L.L.C.

By:

Steve Shah, Manager

This Document Prepared by: MORGEN & PERL
7101 North Cicero Avenue, Suite 101
Lincolnwood, Illinois 60712

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Steve Shah, manager of the Touhy Commons, L.L.C., 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 the free and voluntary act of said L.L.C., 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 27 day of February, 2006.

Diana Hayes
Notary Public

