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Warranty Deed

ILLINOIS

Doc#: 0608127024 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2006 10:49 AM Pg: 1 of 2

Box 388

0608127024-0002 1 of 2

EXETER TITLE COMPANY — FILE #
Phone (312) 641-1244 Fax (312) 641-1241

Above Space for Recorder's Use Only

THE GRANTOR(s) Sarah Glunz f/k/a Sarah Coughlan of the City of Chicago, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Michael K. Shupe, an unmarried man, 1846 W. Wellington, Chicago, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2005 2nd installment and subsequent years; Covenants, conditions and restrictions of record, if any; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfined special governmental taxes or assessments.

Permanent Real Estate Index Number(s): 14-17-315-014-1037

Address(es) of Real Estate: 1344 W. Irving Park Road, Unit 2S, Chicago, Illinois, 60613

The date of this deed of conveyance is March 17, 2006.


(SEAL) Sarah Glunz f/k/a Sarah Coughlan

(SEAL)


(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sarah Glunz f/k/a Sarah Coughlan personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 March 17, 2006



Notary Public

LEGAL DESCRIPTION

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For the premises commonly known as 1344 W. Irving Park Road, Unit 2S, Chicago, Illinois, 60613

PARCEL 1:

UNIT 1344-2S AS THE SOUTHPORT PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A : THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF CLARK STREET AND SOUTHERLY OF BELLE PLAINE AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SOUTHPORT AVENUE 115.7 FEET NORTH OF THE NORTH LINE OF IRVING PARK BOULEVARD AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHPORT AVENUE 270 FEET; THENCE EAST ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SOUTHPORT AVENUE A DISTANCE OF 100 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL TO AND 100 FEET DISTANT FROM THE EAST LINE OF SAID SOUTHPORT AVENUE A DISTANCE OF 270 FEET; THENCE WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SOUTHPORT AVENUE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B: THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF IRVING PARK BOULEVARD AND THE EAST LINE OF SOUTHPORT AVENUE; THENCE EAST ALONG THE NORTH LINE OF IRVING PARK BOULEVARD 100 FEET; THENCE NORTH ALONG A LINE PARALLEL TO AND 100 FEET DISTANT FROM THE EAST LINE OF SOUTHPORT AVENUE A DISTANCE OF 100 FEET; THENCE WEST ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHPORT AVENUE 100 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHPORT AVENUE 99.7 FEET NORTH OF THE NORTH LINE OF IRVING PARK BOULEVARD; THENCE SOUTH ON THE EAST LINE OF SOUTHPORT AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00997273, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00997273.

This instrument was prepared by:
James P. Ziegler, Esq.
STONE, POGRUND & KOREY
221 N. LaSalle Street, 32nd Floor
Chicago, IL, 60601

Send subsequent tax bills to:
Michael K. Shupe
1344 W. Irving Park Road, Unit 2S
Chicago, Illinois, 60613


Recorder-mail recorded document to:
Andrew P. Maggio
Maggio & Associates
7824 W. Belmont
Chicago, IL, 60634

City of Chicago
Dept. of Revenue
425210
Real Estate
Transfer Stamp
\$1,650.00




03/21/2006 10:58 Batch 00760 73

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COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 MAR. 22. 06
 REVENUE STAMP

0000185617
REAL ESTATE TRANSFER TAX
 0011000
 FP326670

STATE TAX
STATE OF ILLINOIS

 MAR. 22. 06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000033787
REAL ESTATE TRANSFER TAX
 0022000
 FP326660