

UNOFFICIAL COPY



Doc#: 0610141113 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/11/2006 11:01 AM Pg: 1 of 3

2067169 tmn  
**WARRANTY DEED**  
ILLINOIS STATUTORY

M.G.R. TITLE

MERCURY TITLE COMPANY, LLC

Mail To:

lta

John C. Eggert  
GORDON & KARR LLP  
150 N. Wacker Drive, Suite 1650  
Chicago, Illinois 60606

Name and Address of Taxpayer:

Paul Stephani and Jennifer Stephani  
2303 W. Winona, Unit 3E  
Chicago, Illinois 60625

The Grantor, **COLIN HEBSON**, married to Michelle Hebson, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid CONVEYS and WARRANTS to

<sup>T.</sup>  
**PAUL STEPHANI** and <sup>W.</sup>  
**JENNIFER STEPHANI**,

Husband and Wife, not as joint tenants or tenants in common but as **Tenants by the Entirety**

the following property situated in the County of Cook in the State of Illinois, to wit:

**SEE THE LEGAL DESCRIPTION ATTACHED HERETO  
AS EXHIBIT "A" AND MADE A PART HEREOF**

Address: **Unit 3E, 2303 West Winona**, Chicago, Illinois 60625

Permanent Real Estate Index Number: **14-07-304-019-0000** (undivided)

THIS IS NOT the Homestead property of the Grantor.

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2006 and subsequent.

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents this 7<sup>th</sup> day of April, 2006.

X   
COLIN HEBSON

City of Chicago  
Dept. of Revenue  
428065  
04/10/2006 10:39 Batch 11821 54  
  
Real Estate Transfer Stamp  
\$1,912.50

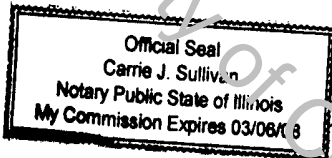
# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DOES HEREBY CERTIFY that **COLIN HEBSON**, 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 and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

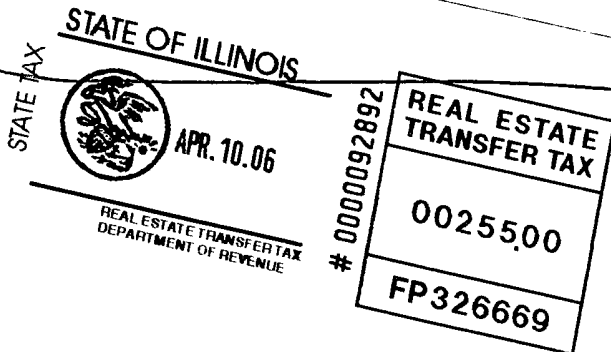
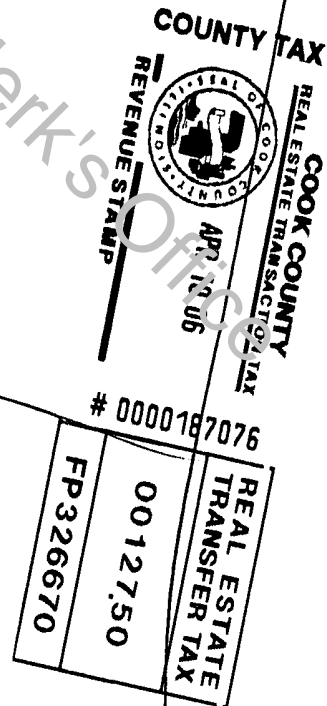
GIVEN under my hand and official seal, this 7<sup>th</sup> day of April, 2006.

Carrie J. Sullivan  
NOTARY PUBLIC



My commission expires: ~~9-4-2006~~ 3/6/08

Prepared By: John E. Lovstrand  
PALMISANO & LOVSTRAND  
19 South LaSalle Street, Suite 900  
Chicago, Illinois 60603



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## EXHIBIT "A"

### LEGAL DESCRIPTION

**UNIT 3E** in the **2303 W. WINONA CONDOMINIUMS**, as delineated on a Survey of the following described property:

**LOT 21 IN SAM BROWN, JR.'S WEBSTER AVENUE SUBDIVISION IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,**

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS **DOCUMENT 0503103118**, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: **2303 West Winona**, Chicago, Illinois 60625

P. I. N. **14-07-304-019-0000** (undivided)

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

#### SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded; and
- (7) covenants, conditions, restrictions, encroachments and easements of record.