



Doc#: 0611126073 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/21/2006 10:42 AM Pg: 1 of 3

**WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR MICHAEL J. PHILLIPS, Divorced and not since remarried  
of the City of Chicago County of Cook State of Illinois for and  
in consideration of TEN (\$10.00) ----- DOLLARS, and other good  
and valuable considerations ----- in hand paid,

CONVEY S and WARRANT S to KRISTA A. TOTH  
1808 S. Michigan Avenue  
Chicago, IL 60616

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) 0011008039  
00950355;

and to General Taxes for 2005 2ND and subsequent years.

Permanent Real Estate Index Number(s): 17-22-314-033-1055 & 17-22-314-033-1162

Address(es) of Real Estate: UNIT 601 & PS 72 - 221 E. Cullerton - Chicago, IL 60616

Dated this 13th day of April, ~~2005~~ 2006.

\_\_\_\_\_  
(SEAL) Michael J. Phillips (SEAL)  
MICHAEL J. PHILLIPS

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

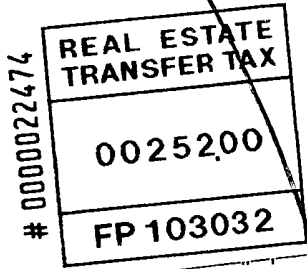
**BOX 334 CTI**

292  
Dhs  
ms  
km  
PK 9935-415

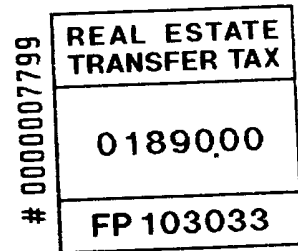
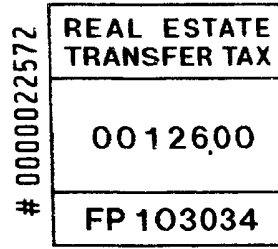
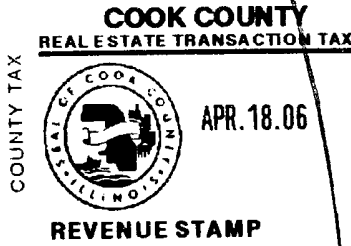
32

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS



Warranty Need  
Individual to Inc



Property of COOK

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 MICHAEL J. PHILLIPS, Divorced and not since remarried



personally known to me to be the same person whose name is subscribed to the instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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, this 13th day of April ~~xxx~~ 2006  
Commission expires April 18, 2008 ~~xxx~~

*Philip K Gordon*  
NOTARY PUBLIC

This instrument was prepared by PHILIP K. GORDON, Atty at Law - 809 W. 35th St., Chgo, IL 60609  
(Name and Address)

MAIL TO:

TA Toles, Fdy  
(Name)  
180 W. Wacker 600  
(Address)  
Chgo IL 60606  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Kristen Toth  
(Name)  
221 E. Cullerton 601  
(Address)  
Chgo IL 60616  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT NUMBERS 601 AND PS-72 IN THE PRAIRIE AVENUE LOFTS CONDOMINIUM AS DELINEATED ON SURVEY OF PART IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO DECLARATION OF CONDOMINIUM RECORDED OCTOBER 29, 2001 AS DOCUMENT NUMBER 0011008039, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 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, 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."

ADDRESS: UNIT 601 & PS-72 - 221 E. Cullerton - Chgo, IL 60616  
PIN: 17-22-314-033-1055 & 17-22-314-033-1162