

UNOFFICIAL COPY

WARRANTY DEED

(Individual to Individual)



Doc#: 0612404226 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2006 12:31 PM Pg: 1 of 2

Mail deed to:
Judy Deangelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

Mail subsequent tax bills to:
Beth Kampner
4553 N. Magnolia #310
Chicago, IL 60640

(The Above Space for Recorder's Use Only)

THE GRANTOR, Kevin T. Van Rossum and Jennifer Van Rossum, a *married couple* of the City of Chicago, County of Cook, State of *Illinois* for and in consideration of TEN DOLLARS (\$10.00) in hand paid,

*
*F/K/A Jennifer M. Swanson

CONVEY AND WARRANT to Beth A. Kampner, a *single woman*, of the City of Chicago, of the County of Cook, the following described Real Estate situated in the County of Cook, in the State of *Illinois*, to-wit

(See legal description attached hereto)

SUBJECT TO: Declaration of Condominium, provisions of the Condominium Property Act of Illinois, 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,

no tenant has the right of first refusal

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number (PIN): 14-17-118-032-1020
Address of Real Estate: UNIT 310, 4553 N. Magnolia Ave., Chicago, IL 60640

DATED this 29 day of APRIL, 2006.

Kevin T. Van Rossum

Jennifer Van Rossum F/K/A
Jennifer M. Swanson

STATE OF ILLINOIS COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Kevin T. Van Rossum and Jennifer Van Rossum personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 29th day of April, 2006.

Commission expires 05/25 20 09
NOTARY PUBLIC

This instrument was prepared by: B. Shamina Allie Taylor, 4553 N. Magnolia Ave, Suite 201, Chicago, IL 60640.

Official Seal
B Shamina Allie Taylor
Notary Public State of Illinois
My Commission Expires 08/25/2009

BOX 334 CT

SA 398 6014 NA M CUMM C-71

1/3

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Legal Description

PARCEL ONE:

UNIT 310 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MAGNOLIA GARDENS CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 21, 2004 AS DOCUMENT NO. 04202119155, IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-09 AND STORAGE SPACE S-3B AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID

ADDRESS: 4553 N. Magnolia Ave., Chicago, IL 60640
CITY: CHICAGO
COUNTY: COOK
PIN: 14-17-118-032-1020

STATE OF ILLINOIS



MAY -2.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000023150

REAL ESTATE
TRANSFER TAX

0040500

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.-2.06

COUNTY TAX

REVENUE STAMP

0000022226

REAL ESTATE
TRANSFER TAX

0020250

FP 103034

CITY OF CHICAGO



MAY -2.06

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008043

REAL ESTATE
TRANSFER TAX

0303800

FP 103033