

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



06164451600

Doc#: 0616445160 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/13/2006 02:35 PM Pg: 1 of 4

THE GRANTOR(S) James Tarpo, Jr. and Margaret M. Tarpo, husband and wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to James Tarpo, Jr., Trustee, of the Margaret M. Tarpo Qualified Personal Residence Trust of 2006 (GRANTEE'S ADDRESS) 130 North Garland Court, Unit 5104, Chicago, Illinois 60602

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO:

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

Permanent Real Estate Index Number(s): 17-10-309-001-0000

Address(es) of Real Estate: 130 North Garland Court, Unit 5104, Chicago, Illinois 60602

Dated this 4th day of April, 2006

James Tarpo, Jr.

Margaret M. Tarpo

UNOFFICIAL COPY

STATE OF INDIANA, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Tarpo, Jr. and Margaret M. Tarpo, husband and wife

personally known to me to be the same person(s) whose name(s) 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 4th day of APRIL, 2006

Michael J. Tarpo (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: April 4, 2006

James Tarpo, Jr.
Signature of Buyer, Seller or Representative
James Tarpo, Jr.

Prepared By: Napier & Associates, P.C.
208 S. LaSalle St., Suite 2070
Chicago, Illinois 60604-
Rita E. Luce

Mail To:
Robert T. Napier
208 S. LaSalle St., Suite 2070
Chicago, Illinois 60604



Name & Address of Taxpayer:
James Tarpo, Jr., Trustee
130 North Garland Court, Unit 5104
Chicago, Illinois 60602

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Parcel 1:

Unit 5104 and Parking Space Unit 3-19, 3-21 together with the exclusive right to use of the Limited Common Element Storage Space numbered S607-2 in the Heritage at Millennium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded December 16, 2004 as document number 0435103109, as amended from time to time, together with their undivided percentage interest in the Common Elements.

Parcel 2:

Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 16, 2004 as document number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described herein. (Said land commonly referred to as the retail parcel.)

GRANTOR ALSO HEREBY GRANTS TO GRANTEEES AND GRANTEEES' SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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

PIN: Not Divided; part of 17-10-309-001, 17-10-309-003, 17-10-309-004, 17-10-309-005, 17-10-309-006, 17-10-309-007, 17-10-309-008, 17-10-309-010 and 17-10-309-011

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/9/06

Signature [Handwritten Signature]

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID agent THIS 9th DAY OF June, 2006



NOTARY PUBLIC [Handwritten Signature: Erin A. Hanton]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 6/9/06

Signature [Handwritten Signature]

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID agent THIS 9th DAY OF June, 2006



NOTARY PUBLIC [Handwritten Signature: Erin A. Hanton]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]