

UNOFFICIAL COPY

SA3503235 J10/3



WARRANTY DEED

Doc#: 0617743183 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/28/2006 08:53 AM Pg: 1 of 3

THE GRANTOR,
7612 N. ROGERS DEVELOPMENT CORP.,
an Illinois corporation,

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEYS and WARRANTS to:

JUDITH MUCHECK,
a single woman, and
MARY REILING
a single woman, both of
630 Mae Lane

Alpharetta, GA 30004,

AS JOINT TENANTS

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

UNIT 2 IN THE 7612 N. ROGERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE
FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: LOT 81 IN GERMANIA ADDITION TO EVANSTON, A SUBDIVISION OF BLOCKS 2 AND 3
OF DREYER'S LAKE SHORE ADDITION AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS
ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
NUMBER 0608831077; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS
DOCUMENT NUMBER 0608831077.

Commonly known as: 7612 N. Rogers, Unit 2, Chicago, Illinois 60626

Permanent Index No.: 11-29-107-017-0000 (affects underlying land)

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

BOX 333-CT

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Property Cook County Clerk's Office

STATE OF ILLINOIS
 JUN. 21. 06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000025827

REAL ESTATE TRANSFER TAX
00395.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 JUN. 21. 06
 REVENUE STAMP

0000025928

REAL ESTATE TRANSFER TAX
00197.50
FP 103034

CITY OF CHICAGO
 JUN. 21. 06
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 CITY TAX

0000008979

REAL ESTATE TRANSFER TAX
02962.50
FP 103033

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Grantor also hereby grants to the Grantee, her 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 easement 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.

DATED this 5th day of June, 2006.

7612 N. ROGERS DEVELOPMENT CORP.,
an Illinois corporation

By: Rosario Anaya
Rosario Anaya
Its: President

The Tenant of Unit 2 has waived or has failed to exercise the right of first refusal.

State of Illinois)
County of Cook) s.s.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **7612 N. ROGERS DEVELOPMENT CORP., an Illinois corporation**, by and through Rosario Anaya, its President, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 5th day of June, 2006.
[Signature] Notary Public My commission expires: 7/22/07

This instrument prepared by:
Leo G. Aubel
Deutsch, Levy & Engel
225 W. Washington St.
Suite 1700
Chicago, IL 60606



Send subsequent tax bills to:
Judith Muccheck
Mary Reiling
7612 N. Rogers, Unit 2
Chicago, IL 60626

After Recording, MAIL TO:

~~Donna M. Gurgiole
Gurgiole & Gurgiole
121 S. Willis Road
Suite 400
Arlington Heights, IL 60005~~

JUDITH MUCHECK
MARY REILING
7612 N. ROGERS, UNIT 2
CHICAGO, IL 60626