

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)



Doc#: 0619333156 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2006 11:09 AM Pg: 1 of 2

10 of 1 WCD
E. Ferraro

THE GRANTOR,
PATRICIA A. ANGUS, divorced not since remarried of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, CONVEYS and WARRANTS to

PETER NOONAN and **MARY NOONAN**, husband and wife, not as Joint Tenants and not as Tenants in Common but as Tenants by the Entirety forever all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Exhibit

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; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real taxes for the 2005 and subsequent years; Declaration of Condominium.

Permanent Real Estate Index Number(s): 17-03-200-080-1024

Address(es) of Real Estate: 71 E. DIVISION, UNIT 706, CHICAGO, ILLINOIS 60610

Date: July 6, 2006

Patricia A. Angus
PATRICIA A. ANGUS

ST 5089160

CTZ

State of Illinois)
County of Cook) SS

I, Joan Ferraro, a Notary Public, in and for said County in the State aforesaid, do hereby certify that Patricia A. Angus, 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 she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6 day of July 2006
My Commission expires:



Joan Ferraro
Notary Public

This instrument was prepared by: Joan M. Ferraro, Esq., c/o Joan M. Ferraro & Associates, Ltd., 1616 North Damen Avenue, Suite 100, Chicago, Illinois 60647.

MAIL TO:
Brenda L. Murzyn, Esq.
Law Offices of Brenda L. Murzyn
1300 Iroquois, Suite 125
Naperville, IL 60563

SEND SUBSEQUENT TAX BILLS TO:
Peter and Mary Noonan
742 Muirview
Ballwin, MO 63014

Box 334

289

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LEGAL DESCRIPTION

UNIT NUMBER 706 IN THE GOLD CAOST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 THE WEST 14 FEET OF LOT 4 AND ALL OF LOTS 5 TO 11, IN DORMAN'S SUBDIVISION OF LOT 1 (EXCEPT THE WEST 50 FEET THEREOF) IN KRAUSS' SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91433270, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject to the following, if any: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes and assessments for improvements not yet completed; unconfirmed special governmental taxes and assessments; real estate taxes not yet due and payable at closing.

STATE TAX	STATE OF ILLINOIS JUL 11 06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000095942	REAL ESTATE TRANSFER TAX 00345.00 FP 102808	COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX JUL 11 06 REVENUE STAMP	# 0000096178	REAL ESTATE TRANSFER TAX 00172.50 FP 102802
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CITY TAX	CITY OF CHICAGO JUL 11 06 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000010831	REAL ESTATE TRANSFER TAX 02587.50 FP 102805
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