

# UNOFFICIAL COPY

Warranty Deed  
Illinois Statutory  
Individual



0619443264D

Doc#: 0619443264 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2006 01:48 PM Pg: 1 of 3

#4 54 PCTT  
1054

83 37423

THE GRANTOR(S) McDONALD & SWIFT DEVELOPMENT, LLC, a limited liability company created and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the 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:

**BRADLEY J. FITZPATRICK**

(GRANTEE'S ADDRESS) 265 Capitol Drive, Unit B, Sugar Grove, Illinois 60554, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED)

PROPERTY ADDRESS: 2417 WEST FILLMORE, UNIT 3, CHICAGO, IL 60612  
PIN: 16-13-426-017-0000.

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

**SUBJECT TO:** easements, covenants, conditions and restrictions of record, if any, and general real estate taxes for 2006 and subsequent years,

Dated this 28 Day of Jun 2006.

McDONALD & SWIFT DEVELOPMENT, LLC

BOX 334 CTI

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) §  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

**MICHAEL MCDONALD,**

personally known to me to be the member of the McDONALD & SWIFT DEVELOPMENT, LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of Jun 2006.

*[Handwritten Signature]*

NOTARY PUBLIC



(Notary Public)

Prepared By: SMITH, HEMMESCH AND BURKE  
11 East Adams, Suite 14000  
Chicago, Illinois 60603-6304

STATE OF ILLINOIS



JUL. 10.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00335.00
# 0600026972 FP 103032

Mail To: Joseph R. Voiland  
1825 Wing Raod  
Yorkville, IL 60560

Name & Address of Taxpayer:  
Bradley J. Fitzpatrick  
2417 West Fillmore  
Unit 3  
Chicago, Illinois 60612

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUL. 10.06

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00167.50
# 0000027080 FP 103034

CITY OF CHICAGO

CITY TAX



JUL. 10.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02512.50
# 0000009414 FP 103033

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## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1401 008337423 NA

**STREET ADDRESS:** 2417 W. FILLMORE

#3

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 16-13-426-017-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER 3 IN THE 2417 W FILLMORE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 13 IN BLOCK 3 IN RAWSON'S SUBDIVISION OF THE EAST 1/2 THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617334093; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE ROOF RIGHTS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. C-1, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.