

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 0624226113 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/30/2006 12:44 PM Pg: 1 of 2

Mail to:
Jason Chmielewski
Angelina & Palmer, PC
1626 Colonial Parkway
Inverness, IL 60067

Name & Address of Taxpayer:
Anthony Lampros

26 S. Aberdeen
Chicago, IL 60608

FIRST AMERICAN

File # 1444690

(Space for Recorder's Use)

THE GRANTOR(S), Eric Fields, a single person

of the City of Chicago, County of Cook

State of Illinois

for and in consideration of TEN & 00/100 (\$10.00)

DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE(S), Anthony Lampros, a single person

(Grantee's Address) 1635 Aspen Drive,

of the City of Lake Forest, County of Cook

State of IL 60045

in the form of ownership: fee simple absolute

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

PARCEL 1 (26 South Aberdeen Street, Unit 5): That part of the following property taken as a tract: Lots 32 to 37 inclusive in Hayes subdivision of Block 2 in Canal Trustees subdivision of the West half and the West half of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, except that part of the West 0.44 feet of Lot 32 lying South of the easterly extension of the North line of the South half of Lot 31 in Hayes subdivision aforesaid; said part of said Tract described as follows: beginning at a point on the South line of said Tract 72.20 feet West of the Southeast corner thereof; thence North 89 59'53" West along the South line of said tract 16.67 feet; thence North 00 00'00" West 50.49 feet to the North line of the South 50.49 feet of said Tract; thence South 89 59'53" East along said line 16.67 feet; thence South 00 00'00" East 50.49 feet to the point of beginning, in Cook County, Illinois

PARCEL 2: Non-Exclusive easement for ingress and egress for the benefit of Parcel 1 as created by declaration of covenants, conditions, restrictions and Easements recorded December 17, 2003, as Document 0335103049.

Subject to conditions, restrictions and covenants of record; building lines and zoning ordinances; public and private utilities and easements which do not interfere with the current use and enjoyment of the premises; the Arcadia Place Townhomes Homeowner's Association declaration, by-laws and rules and regulations; the Illinois Condominium Property Act; the second installment for real estate taxes for the year 2005 and real estate taxes for subsequent years.

PROPERTY IS NOT A HOMESTEAD. PROPERTY IS HELD FOR INVESTMENT

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 17-17-201-011-0000

Property Address: 26 S. Aberdeen, Chicago, IL 60608

UNOFFICIAL COPY

Dated this 12th day of August, 2006

(Seal)

[Signature]
Eric Fields

(Seal)

(Seal)

(Seal)

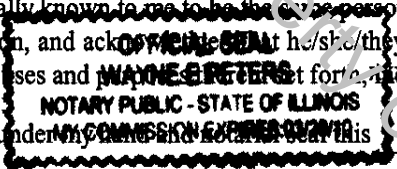
(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

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

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein expressed, including the release and waiver of the right of homestead.

Given under my hand and seal this 12th day of August, 2006



[Signature]
Wayne Peters Notary Public

My commission expires: March 20, 2010

(Seal)



REAL ESTATE TRANSFER TAX
00458.00
FP 103027

0000031828

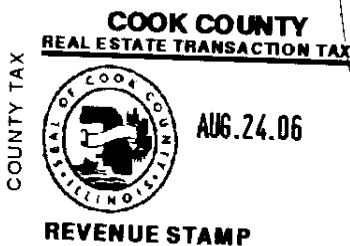
COOK COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Wayne Peters
Attorney at Law
1204 West Chase
Chicago, IL 60626

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

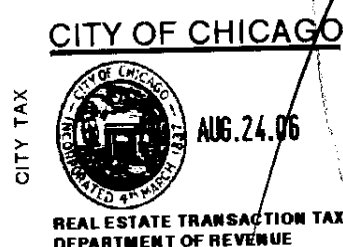
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).



REAL ESTATE TRANSFER TAX
00229.00
FP 103028

0000032029



REAL ESTATE TRANSFER TAX
03435.00
FP 102812

0000006206