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0624805144D

After recording mail to:

Edward J. Flynn
Flynn & Flynn Law Office
1415 W. 22nd Street, Tower Floor
Oak Brook, IL 60523

Doc#: 0624805144 **Fee:** \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/05/2008 12:09 PM Pg: 1 of 3

Send subsequent tax bills to:

Joseph Berger/Meredith Skor
720 N. Larrabee, Unit 811
Chicago, IL 60610

WARRANTY DEED

THE GRANTOR, Aaron M. Joffe, single, of the City of Chicago, 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 Joseph Berger and Meredith Skor ("Purchasers"), not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

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 Purchasers or anyone claiming by, through or under Purchasers; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchasers 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.

STREET ADDRESS: 720 North Larrabee, Unit 811, Chicago, Illinois 60610

Permanent Index Nos.: 17-09-113-017-1050
17-09-113-017-1312

BOX 15

TICOR TITLE


586684

TICOR TITLE

30

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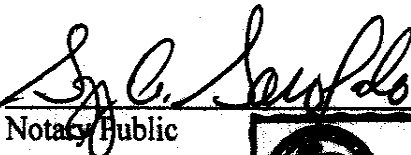
IN WITNESS WHEREOF, the Grantor(s) have caused their seal to be hereto affixed this 15th day of August, 2006.



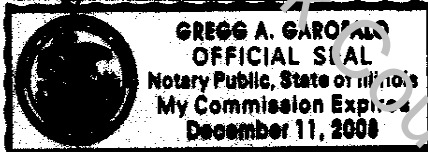
Aaron M. Joffe (SEAL)

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aaron M. Joffe, 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 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 15 day of AUGUST, 2006.



Notary Public


Commission expires: 12-11-08



This instrument prepared by:
Gregg A. Garofalo, Esq.
GREGG A. GAROFALO, P.C.
150 N. Wacker Drive, Suite 2020
Chicago, Illinois 60606

CITY TAX  AUG. 28. 06 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX
	0247000
# 000001355	FP 102803

COOK COUNTY REAL ESTATE TRANSACTION TAX  AUG. 29. 06 REVENUE STAMP	REAL ESTATE TRANSFER TAX
	0019000
# 0000035646	FP326707

STATE TAX  AUG. 29. 06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX
	0038000
# 0000035768	FP 102809

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000586684 CH
STREET ADDRESS: 720 NORTH LARRABEE UNIT 811
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 17-09-113-017-1050

LEGAL DESCRIPTION:

PARCEL 1: UNIT 811 AND GU-145 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TWO RIVER PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410718039, BEING A PART OF RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-50 A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0410718039.

Approved by Cook County Clerk's Office