

# UNOFFICIAL COPY

Recording requested by:



Doc#: 0624817036 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2006 11:24 AM Pg: 1 of 3

and when recorded, please return this deed and tax statements to:

Mail to Neil Nant  
PO Box 406  
West Dundee IL 60118

Tx Bills to:  
Christian Cano  
1036 N. Wood  
Chicago IL 60622

Above reserved for official use only

## WARRANTY DEED

DGNT #06 0503

THE GRANTOR (S): SEAN MCGREW, <sup>never married</sup> whose addresses are 529 N. PEARL A, CHICAGO, IL 60622 County of COOK, State of ILLINOIS FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS to CHRISTIAN CANO a bachelor Grantee", whose address is 1036 N. WOOD, CHICAGO, IL 60622 County of COOK, State of ILLINOIS, all right, title, interest and claim to the following real estate in the City of CHICAGO, County of COOK, State of Illinois with the following legal description:

"SEE ATTACHED EXHIBIT A"

TO HAVE AND TO HOLD all right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantors further WARRANT and agree to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

City of Chicago



Real Estate

Dept. of Revenue

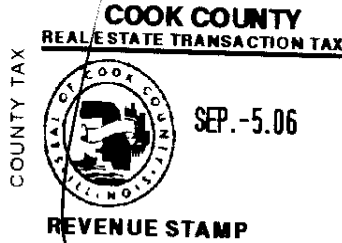
Transfer Stamp

464012

\$3,742.50

09/05/2006 10:42 Batch 14338 32

# UNOFFICIAL COPY

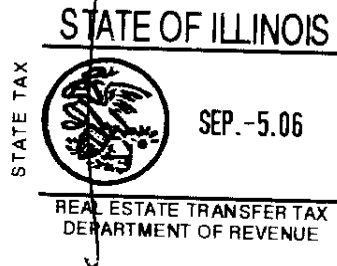


|              |                             |
|--------------|-----------------------------|
| # 0000009358 | REAL ESTATE<br>TRANSFER TAX |
|              | 0024950                     |
|              | FP 103042                   |

EXECUTED this 29th day of AUGUST, 2006

By: [Signature]  
Signature

Name: \_\_\_\_\_  
Its Duly Authorized Signatory



|              |                             |
|--------------|-----------------------------|
| # 0000004273 | REAL ESTATE<br>TRANSFER TAX |
|              | 0049900                     |
|              | FP 103037                   |

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 SEAN MCGREW personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29th day of AUGUST, 2006.

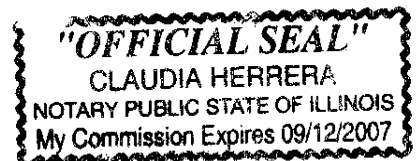
[Signature]  
Signature of Notary Public

(Seal)

CLAUDIA HERRERA  
Printed Name of Notary

My commission expires on 9-12, 2006.

NAME & ADDRESS OF PREPARER:



This document 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).

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1927-2 IN THE 1927 WEST IRVING PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 IN BLOCK 4 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, 15 AND LOTS 1, 2 AND 3 OF BLOCK 16 OF SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS RECORDED MAY 01, 2006 AS DOCUMENT 0612139072, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED MAY 01, 2006 AS DOCUMENT 0612139072, AS MAY BE AMENDED FROM TIME TO TIME.

UNDERLYING PIN: 14-19-200-011-0000

COMMONLY KNOWN AS: 1927 W. IRVING PARK RD. UNIT 2, CHICAGO IL

THE GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 EASEMENTS 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.