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Doc#: 0625639058 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/13/2006 04:10 PM Pg: 1 of 4

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[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Warranty Deed

Date of this Document September 13, 2006

Reference Number of Related Documents: \_\_\_\_\_

Grantor(s):

Name Donald L. Horwitz  
Street Address 817 Timberhill Road  
City/State/Zip Highland Park, IL 60035

Grantee(s):

Name CRAIG PERSIN  
Street Address 3561 West Lyndale Street #2E  
City/State/Zip CHICAGO, IL 60647

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): 2b/2b Condo

Assessor's Property Tax Parcel/Account Number(s): 13-35-212-025-1006 ✓

For good consideration, Donald L. Horwitz  
of 817 Timberhill Road, Highland Park, IL 60035, County of COOK  
State of ILLINOIS, hereby bargain, deed and convey to Craig Persin  
of 3561 West Lyndale Street, #2E, Chicago, IL 60647  
County of COOK, State of ILLINOIS, the following described land in  
COOK County, free and clear with WARRANTY COVENANTS; to wit: 2B/2B condo

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Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of 3561 West Lyndale St, Chicago, IL, dated September 13, 2006.

WITNESS the hand and seal of said Grantor this 13 day of September, 2006.

X *Donald Horwitz*  
Grantor

X \_\_\_\_\_  
Grantor

State of ILLINOIS)

County of COOK)

On September 13, 2006, before me, *Denise Fitschen*, personally appeared *Donald Horwitz*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Denise Fitschen*

Affiant X Known \_\_\_\_\_ Unknown \_\_\_\_\_  
ID Produced \_\_\_\_\_

(Seal)



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**David D. Orr**

**Clerk of Cook County**

**COUNTY OF COOK MAP DEPARTMENT**

Date: 09-13-2006

**THIS CERTIFIES THAT THE PERMANENT REAL ESTATE INDEX NUMBER KNOWN AS:**

**13 - 35 - 212 - 025 - 1006**

**BEARS THE FOLLOWING LEGAL DESCRIPTION:**

UNIT 2E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS  
IN 3561 W. LYNDALE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED  
AS DOCUMENT NUMBER 0328144164, IN THE NORTHEAST QUARTER OF SECTION 35 TOWNSHIP 40  
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Fee: \$5.00

A handwritten signature in black ink, appearing to read "Ash Lee", is written over a horizontal line.

Supervisor of Maps and Plats

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 13, 2006

Signature: *David C. Hunt*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said *Denise Fischen*  
This 13 day of September, 2006.  
Notary Public *Denise Fischen*



The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 9/13, 2006

Signature: *David C. Hunt*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said *Denise Fischen*  
This 13 day of September, 2006.  
Notary Public *Denise Fischen*



**Note:** Any person who knowingly submits a false statement concerning the identity of **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)