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WARRANTY DEED



Doc#: 0631705261 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/13/2006 12:58 PM Pg: 1 of 4

01061451 3003
87

THIS INDENTURE WITNESSETH, THAT THE GRANTORS,

GERALD H. WEBER, JR. and PATTI R. WEBER

WHOSE ADDRESS IS: 1850 N. Mulford Road
Rockford, IL 61107

for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEY AND WARRANT unto the Grantee,

MARIA C. PALMISANO

the following described property, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as Unit 2406 21 E. Huron, Chicago, Illinois 60611
P.I.N.: 17-10-107-016-1113

subject to matters listed on Exhibit B attached hereto and incorporated herein for all purposes

The said Grantors hereby expressly waive and release any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 26th day of October, 2006.

GERALD H. WEBER, JR. and
PATTI R. WEBER

Gerald H. Weber, Jr.

Patti R. Weber

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STATE OF ILLINOIS)
) SS
 WINNEBAGO COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT GERALD H. WEBER, JR. and PATTI R. WEBER** who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 25th day of October, 2006.

Anita R. Burkholder

Notary Public

PROPERTY CODE: 17-10-107-016-1113

Pay Property Taxes To and After Recording Return To:
 Maria C. Palmisano

M. E. Huser #2406
Chicago IL 60611



Prepared By:
 Gerald H. Weber, Jr.
 4949 Harrison Avenue, Suite 200
 Rockford, IL 61108
 L:\anita\jerry\sale of condo - unit 2406\agr\warranty deed 1025-06.doc

REAL ESTATE TRANSFER TAX
00421.25
FP326657

REAL ESTATE TRANSFER TAX
00842.50
FP326703

REAL ESTATE TRANSFER TAX
06318.75
FP326675

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 NOV. - 3.06
 REVENUE STAMP

STATE OF ILLINOIS
 STATE TAX
 NOV. - 3.06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

CITY OF CHICAGO
 CITY TAX
 NOV. - 3.06
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

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EXHIBIT A

Parcel A:

Unit 2406 in The Pinnacle Condominium as delineated on a plat of survey of The Pinnacle Condominium, which plat of survey is part of the following described parcel of real estate:

The East 120 feet of Lots 9 and 10 in the Assessor's Division of Block 39 in Kinzie's Addition to Chicago, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

And is attached as Exhibit "D" to the Declaration of Condominium recorded November 1, 2004 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0430644109, as amended from time to time, together with such unit's undivided percentage interest in the common elements.

Parcel B:

Easement for the benefit of Parcel A as created by Declaration of Easements, Restrictions and Covenants recorded November 1, 2004 as document 0430644108 for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the retail property as more fully described therein and according to the terms set forth therein.

Parcel C:

The appurtenant right of the owner of Unit 2406 to the exclusive use of Parking Space Limited Common Element Number P-306, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid.

Parcel D:

The appurtenant right of the owner of Unit 2406 to the exclusive use of Storage Space Limited Common Element Number S-162, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid.

Parcel E:

Intentionally Omitted.

PIN: 17-10-107-016-1113

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EXHIBIT B

Permitted Exceptions

- (1) Current non-delinquent real estate taxes and assessments, and taxes and assessments for subsequent years;
- (2) The Illinois Condominium Property Act;
- (3) The Declaration of Condominium recorded November 1, 2004 as Document No. 0430644109, as amended from time to time;
- (4) Declaration of Easements, Restrictions and Covenants recorded November 1, 2004 as Document No. 0430644108;
- (5) Agreement dated March 24, 2003 and recorded March 25, 2003 as Document No. 0030404867 between Fordham 21 E. Huron L.L.C. and the City of Chicago;
- (6) Matters disclosed by Plat of Survey made by Gremley & Biedermann dated October 28, 2004 – Job No. 2004-01449-001;
- (7) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (8) Leases and licenses affecting the Common Elements;
- (9) Easements reserved to the Unit Owner of the Commercial Unit as defined in the Declaration;
- (10) Matters insured over by the title insurance company issuing an owner's title insurance policy in favor of Grantee;
- (11) Encroachment of a two-story concrete building with street face over and onto The Pinnacle Condominium by about .13 feet at the West lot line;
- (12) All easements, restrictions, covenants and encumbrances apparent or of record; and
- (13) Acts done or suffered by Grantee.