

UNOFFICIAL COPY



WARRANTY DEED STATUTORY (ILLINOIS)

(Individual to Individual)

2071382-UTC-1000-LO-2003

Doc#: 0636341062 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 12/29/2006 11:25 AM Pg: 1 of 2

THE GRANTORS, Audree Brown and Barry Brown, husband and wife, and Michael Brown, a single man, of 1362 Lee Road, Northbrook, Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: TIBURCIO VAZQUEZ AND MARIA ELENA ROSALEZ of 6150 North Kenmore, Chicago, Illinois, ~~not as tenants in common, but as joint tenants with the right of survivorship~~

~~as joint tenants with the right of survivorship~~ *wife and husband was granted by the*

(above space for recorder only)

Permanent Real Estate Index Number: 17-20-226-028-through 61, Inclusive. Address of Real Estate: 1000 70 West 15<sup>th</sup> Street, Chicago, Illinois Unit 325 /GU-47/S-137, Chicago, Illinois

M.G.R. TITLE

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments with the Title Insurer (as hereinafter defined) is willing to insure; (5) utility easements, covenants, conditions, restrictions, easements and agreements of record (including, without limitation, party wall agreements) that so not materially adversely affect the use of the Premise as a residence; (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage; and (8) If Buyer is more than one natural person, title shall be conveyed to Buyer(s) as joint tenants with rights of survivorship, unless Buyer shall otherwise direct Seller in writing at least thirty (30) days prior to the Closing Date (as hereinafter defined). If Buyer intends to hold title to the Premises in an Illinois Land Trust, or other title holding entity, then Buyer shall notify Seller at least thirty (30) days prior to the Closing Date (as hereinafter defined) hereof.

In Witness Whereof, said Grantors has caused their names to be signed this 21<sup>st</sup> day of December, 2006.

Sellers:

*Audree Brown*  
Audree Brown

*Barry Brown*  
Barry Brown

*Michael Brown*  
Michael Brown

*by Audree Brown attorney in fact*

State of Illinois)  
( ss  
County of Cook)

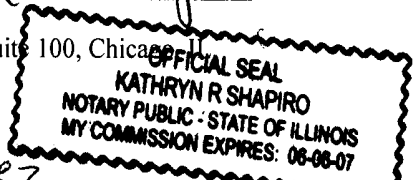
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Audree Brown, Barry Brown and Michael Brown, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of December, 2006

*Kathryn R Shapiro*  
Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL 60608  
Send subsequent tax bills to:  
Tiburcio VAZQUEZ E  
MARIA ELENA ROSALEZ  
1000-70 West 15<sup>th</sup> Street, #325/GU-47/S-137  
Chicago, IL 60608

City of Chicago  
Dept. of Revenue  
484820  
12/28/2006 11:04 Batch 05364 32  
Real Estate Transfer Stamp \$2,422.50



# UNOFFICIAL COPY

PARCEL 1:

UNIT 325 AND GU-47 IN THE UNIVERSITY COMMONS II CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 51 THROUGH 84, INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOTS 51 THROUGH 84, INCLUSIVE, IN THE SOUTH WATER MARKET, A RESUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO UNIVERSITY COMMONS II, LLC, AND ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0511519018, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-127, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511519018.

