

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, Jason Gnagy and Amy Gnagy (also known as Amy Hettwer), husband and wife, of the City of Chicago, and the State of Illinois, for and in consideration of TEN and 00/100's DOLLARS and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS TO

Vincent ~~James~~ Villaverde, a single person and Loan Nhu Kim, a single person, of the City of Naperville, State of Illinois, ~~not~~ as tenants in common, ~~but in joint tenancy~~, the following described Real Estate, situated in the County of Cook and the State of Illinois, to wit:
Legal Description: See Attached



Doc#: 0701805059 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/18/2007 10:19 AM Pg: 1 of 3

PERMANENT INDEX NUMBERS:

13-36-214-025-1021 and 13-36-214-025-1048

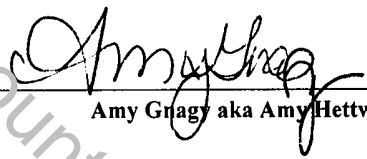
COMMONLY KNOWN AS: 2161 North California Ave., Unit 303 ~~and P-21~~, Chicago, Illinois 60647

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: general real estate taxes for the year 2006 and subsequent years not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

TO HAVE AND TO HOLD said premises forever.
DATED: this _____ day of December, 2006.

File # 1542402
10f3

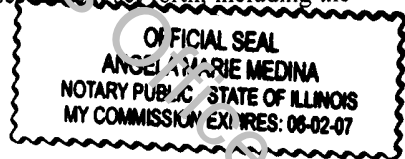
 (SEAL)
Jason Gnagy

 (SEAL)
Amy Gnagy aka Amy Hettwer

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Jason Gnagy and Amy Gnagy aka Amy Hettwer, 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 they signed, sealed and delivered 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 official seal, this 20th day of December, 2006.


(Notary Public)



Prepared by: Zhidong Wang; Wang, Leonard & Condon; 33 N. LaSalle Street, Suite 2020, Chicago, Illinois 60602

Mail to:

Send subsequent tax bills to:

Bradley Cahow, Esq.
(Name)

Loan Nhu Kim
Vincent James Villaverde
(Name)

1070 Larkin Drive
(Address)

2161 N. California Ave., Unit 303
(Address)

Elgin, Illinois 60120
(City, State, Zip)

Chicago, Illinois 60647
(City, State, Zip)

3PR
C.F.

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Property

STATE OF ILLINOIS
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 JAN. 12. 07

819130000000

REAL ESTATE TRANSFER TAX
 00327.00
 FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 JAN. 12. 07

0000037877

REAL ESTATE TRANSFER TAX
 0016350
 FP 103028

CITY OF CHICAGO
 CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JAN. 12. 07

0000009352

REAL ESTATE TRANSFER TAX
 0245250
 FP 102812

IF YOU ARE A
 PROPERTY OWNER
 PLEASE CONTACT
 THE TAX OFFICE
 AT THE ADDRESS
 LISTED BELOW



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 303 AND P-21 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ST. GEORGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99-898177, AS AMENDED FROM TIME TO TIME, OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-36-214-025-1021 Vol. 0530 and 13-36-214-025-1048 Vol. 0530

Property Address: 2161 North California Avenue, Unit 303, Chicago, Illinois 60647-4072

Property of Cook County Clerk's Office