

WARRANTY DEED



Doc#: 0702502282 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2007 02:33 PM Pg: 1 of 3

The Grantor, KEDVALE STREET PROPERTIES, L.L.C., of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 Dollars, conveys and warrants to HELEN DUKHAN of Chicago, Illinois, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

\*5523 W. HUTCHINSON,

LEGAL DESCRIPTION

SEE ATTACHED

SUBJECT TO: 2006 General Real Estate taxes, et. seq.

P.I.N. 12-22-212-002-0000

PROPERTY ADDRESS: 3851 North Kedvale, Unit E3, Chicago, Illinois 60641

THIS IS NOT A HOMESTEAD PROPERTY

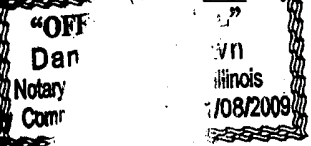
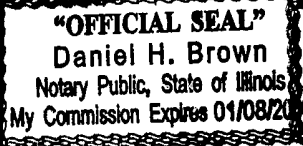
DATED this 14 day of January, 2007

Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC

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 Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC., is personally known to me to be the same person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purpose therein set forth.

Given under my hand and official seal, this 14th day of January 2007.



Daniel H. Brown NOTARY PUBLIC

This instrument was prepared by: DANIEL H. BROWN, 53 W. Jackson, #703, Chicago, Illinois, 60604; Telephone Number (312)663-4410.

MAIL TO:

Buyer's Attorney Gordon S. Hirsch 5901 N. Cicero Ave #405 Chicago, IL 60646-5716

SEND SUBSEQUENT TAX BILLS TO:

Unit Owner at Unit Owner's Address HELEN DUKHAN 3851 N. KEDVALE, UNIT E3 CHICAGO, IL 60641

59-7245 1085

TICOR TITLE

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**CITY OF CHICAGO**

CITY TAX



JAN. 24. 07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003063

REAL ESTATE TRANSFER TAX
0108750
FP 102803

# UNOFFICIAL COPY

## LEGAL DESCRIPTION FOR

3851 NORTH KEDVALE, UNIT E3, CHICAGO, ILLINOIS

THE TENANT OF UNIT E3 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

UNIT NUMBER E3 IN THE KEDVALE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOT 4 IN BLOCK 37 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628322073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

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.

STATE TAX

STATE OF ILLINOIS



JAN.24.07


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000037744

REAL ESTATE TRANSFER TAX
00025.00
FP 102809

STATE TAX

STATE OF ILLINOIS



JAN.24.07


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000037743

REAL ESTATE TRANSFER TAX
00145.00
FP 102809

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JAN.24.07


REVENUE STAMP

# 000037611

REAL ESTATE TRANSFER TAX
00085.00
FP326707

CITY TAX

CITY OF CHICAGO



JAN.24.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000003064

REAL ESTATE TRANSFER TAX
00187.50
FP 102803