

UNOFFICIAL COPY

Mail to: Mary Ann Pittman
1235 So. Prairie Ave.
Unit 1004
Chicago, IL 60605



Doc#: 0703234099 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2007 02:04 PM Pg: 1 of 3

BOX 251

TO # 21421 @ dmj

WARRANTY DEED

For good consideration, we Cheryl Kirkland, a married woman of 333 N. Canal, Chicago, Illinois 60606, County of Cook, State of Illinois, hereby bargain, deed and convey to Mary Ann Pittman of 12460 S. Laflin, Chicago IL 60827, County of Cook, State of Illinois, the following described land in Cook County, free and clear with WARRANTY COVENANTS; to wit 1235 S. Prairie Avenue, Unit 1004, Chicago, IL 60605 PERMANENT INDEX NUMBER (PIN) 17-22-110-117-0000 /LEGAL SEE ATTACHED

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 Grantors by deed of Warranty Deed dated January 19, 2007 (year).

WITNESS the hands and seal of said Grantors this 19th day of January 2007 (year).

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR OR HER SPOUSE

Cheryl Kirkland
Grantor

Grantor

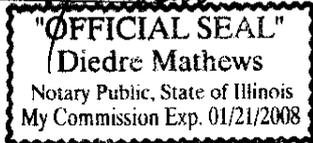
STATE OF IL
COUNTY OF COOK

On 1/19/07 before me, the undersigned, personally appeared Cheryl Kirkland, 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

(Seal)



Affiant Known Unknown
ID Produced DL

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
9989100000
FEB -1.07
REVENUE STAMP



STATE OF ILLINOIS
STATE TAX
FEB -1.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TAX
0035000
FP 103041

REAL ESTATE TRANSFER TAX
0070000
FP 103041

0000005393

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
490408 \$5,250.00
02/01/2007 10:45 Batch 07258 39



Prepared by: James Singleton
Kinwald Law Offices
105 W. Madison St, Ste 2100
Chicago, IL 60602

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LEGAL DESCRIPTION RIDER

FILE NUMBER: 21421

PARCEL 1

UNITS 1004 AND GU-365, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN "THE TOWER RESIDENCES CONDOMINIUMS", AS DELINEATED ON A SURVEY OF PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 15, 2006 AS DOCUMENT 0613532041, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-47, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO SAID DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0613532041.

PARCEL 3

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT 00570791 AND AMENDMENT RECORDED APRIL 24, 2002 AS DOCUMENT 0020470285.

PIN: 17-22-110-117-0000

PROPERTY: 1235 S. PRAIRIE AVENUE, UNIT 1004, CHICAGO, Cook County, IL, 60605