MERCURY TITLE COMPANY, L.L.C.



## UNOFFICIAL COPY

0704441014 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 02/13/2007 10:27 AM Pg: 1 of 2

(SEAL)

## 2071594 mir THIS INSTRUMENT PREPARED BY:

JANET K. THOMAS LAW OFFICE OF LLOYD GUSSIS 2536 NORTH LINCOLN CHICAGO, IL 60614

### **WARRANTY DEED**

THE GRANTOR, Joan Heneghan, a widow and not since remarried, of the City of Chicago, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS unto Circ. M. Koziol, the real estate commonly known as 6140 W. Gunnison, Unit 3, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby relessing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

ADDRESS:	6140 W.	Gunnison.	Unit 3	Chicago	Illinois
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PTIN: 13-08-324-032-0000

day of

Joan Hen∘ghan

STATE OF ILLINOIS

)SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, DO HEKEBY CERTIFY that Joan Heneghan, widowed and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my l

Janet K. Thomas Notary Public, State of Illinois

My Commission Exp. 04/25/2010

My commission expires:

City of Chicago Dept\_of Revenue 491968

Real Estate ransfer Stamp

\$2.985.00

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## **UNOFFICIAL COPY**

#### PARCEL 1:

UNIT 3 IN THE 6140 W. GUNNISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 1/2 OF THAT PART OF LAND DESCRIBED AS FOLLOWS: LOTS 119, 120 AND LOT 121 (EXCEPT THE WEST 15 FEET OF THEREOF) IN ACTIVE REALTY'S COMPANY'S GUNNISON STREET ADDITION A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0703915072, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-2 AND G-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0703915072

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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.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

# MAIL DEED TO: JOHN A RUNION 1625 COLONIAL PARKWAY INVERNESS IL 60067 SEND TAX BILL TO: CHRIS M KOZIOL 6140 W GUNNISON UNIT 3 CHICAGO IL 60630

