

UNOFFICIAL COPY

ILLINOIS STATUTORY WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

~~XXXXXXXXXXXXXXXXXXXX~~

RETURN TO: Judy DeAngelis

767 Walton Lane

Grayslake, IL 60030

SEND SUBSEQUENT TAX BILLS TO:

James Boswell, II

405 N. Wabash Ave. #1610

Chicago, IL 60611



Doc#: 0705740013 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/26/2007 09:42 AM Pg: 1 of 3

TAMP

THE GRANTOR(S), Dorothy Szamborska, a single person, and Roberto E. Perez,
a single person,

FAT.C 153506 2/4

of the City of Chicago, County of Cook, State of Illinois,
for and in consideration of Ten Dollars and other good and valuable
consideration, the receipt and sufficiency of which is hereby acknowledged,
Convey(s) and Warrant(s) to

James Boswell, II

405 N. Wabash Ave. #1610

of the City of Chicago, County of Cook, State of Illinois,
~~not in tenancy in common, not in joint tenancy, but as~~
~~TENANTS BY THE ENTIRETY~~, the following described Real Estate, to wit:

SEE ATTACHED EXHIBIT A

3L

NOTE: IF ADDITIONAL SPACE IS REQUIRED FOR LEGAL DESCRIPTION, PLEASE ATTACH A SEPARATE 8 1/2 x 11 1/2 INCH SHEET
situated in the City of Chicago, County of Cook, in the State
of Illinois, hereby releasing and waiving all rights under and by virtue of
the Homestead Exemption Laws of the State of Illinois.

Permanent Tax Identification No.(s): 17-10-132-037-1232

Property address: 405 N. Wabash Ave. #1610, Chicago, IL 60611

Dated this 7th day of February 2007

SEAL Dorothy Szamborska by Roberto E. Perez SEAL

Dorothy Szamborska, a single person
by Roberto E. Perez, her attorney-in-fact

SEAL Roberto E. Perez SEAL

Roberto E. Perez, a single person

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

State of Illinois)
Cook County) SS

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I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that

Roberto E. Perez, a single person, individually and as attorney in fact for Dorothy Szamborska, a single person

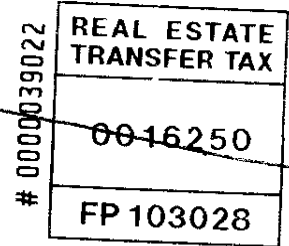
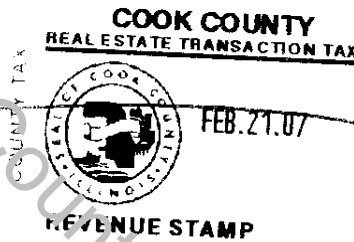
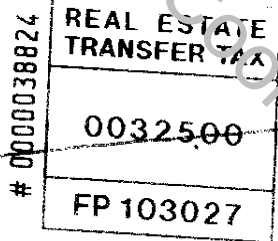
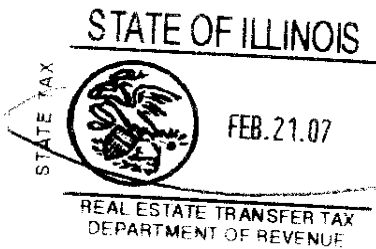
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 7th day of February 2007.

Roberto E. Perez

Notary Public

Impress seal here

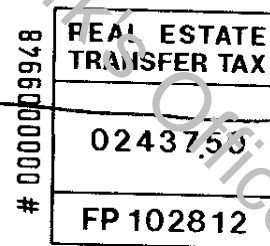
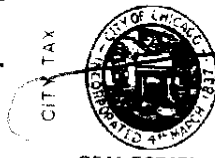


AFFIX TRANSFER STAMPS ABOVE

This transaction is exempt from Tax Act under Paragraph _____

Buyer, Seller or Representative _____

CITY OF CHICAGO



This instrument prepared by:

Drake James Leoris, Jr., LEORIS & COHEN, P.C., 622 Laurel Avenue, Highland Park, IL 60035

This form furnished to our attorney customers by

First American Title Insurance Company

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EXHIBIT A

PARCEL 1:

UNIT 1610 IN THE RIVER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41 AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, 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 94758753 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2006 and subsequent years.

Property of Cook County Clerk's Office