

UNOFFICIAL COPY



Doc#: 0705957019 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2007 07:35 AM Pg: 1 of 3

WARRANTY DEED

4377446(13)

GIT

THIS INSTRUMENT, made this 20 day of FEBRUARY, 2007 between the Grantors, MICHAEL N. SCHWARTZ AND SCOTT Y. SCHILLER, EACH AS TO AN UNDIVIDED $\frac{1}{2}$ INTEREST, AS TENANTS IN COMMON, and the Grantees, WILLIAM J. O'HAYER, a married person, of the City of Chicago State of Illinois, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY and WARRANT unto the party of the second part the following described real estate situated in the City of Chicago, County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject only to the following exceptions, if any ("Permitted Exceptions"): (a) Conditions, Covenants and Restrictions of Record, provided same do not prohibit use of the property for Buyer's intended Use; (b) Easements of record for the benefit of private parties and the public, for the following uses; utilities, drainage, and roads and highways, provided same do not prohibit use of the property for Buyer's intended use; (c) Party wall rights and agreements; (d) Existing leases and tenancies (if any) as listed on Exhibit C, which leases shall be assigned by Seller to Buyer and assumed by Buyer at closing of the sale of the Property; (e) Special taxes or assessments for improvements not yet completed and for improvements already completed; (f) ~~Mortgage(s) of Seller (if any) to be assumed by Buyer or listed on Exhibit D and~~ mortgage(s) of Buyer; and (g) General taxes for the year 2006 and subsequent years. *MSL/DP*
SEH/PA

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part forever.

PIN: 13-26-126-027-0000

Common Address: 2856 North Hamlin, Chicago, Illinois 60618

DATED THIS 16 DAY OF February, 2007.


MICHAEL N. SCHWARTZ

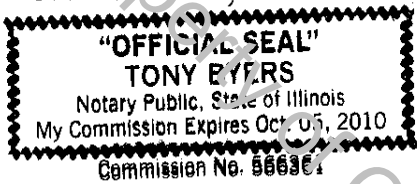

SCOTT Y. SCHILLER

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STATE OF Illinois)
) ss.
COUNTY OF Cook)

I, Tony Byers, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL N. SCHWARTZ and SCOTT Y. SCHILLER, 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16 day of February, 2007.



Tony Byers
Notary Public

Commission expires October 5th, 2010

This document prepared by:

Vida Gosrisirikul
D'Souza & Gosrisirikul, Ltd.
2303 W. North Avenue
Chicago, Illinois 60647

After recording return to:


John R. Hubeny
Law Offices of John R. Hubeny
200 E. Chicago Avenue, Suite 200
Westmont, IL 60559

Send future tax bills to:

William O'Hayer
5130 W Newport
Chicago IL 60641

CITY OF CHICAGO

CITY TAX



FEB. 22. 07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000854

REAL ESTATE TRANSFER TAX
0465000
FP 103018

STATE OF ILLINOIS

STATE TAX



FEB. 22. 07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000040254

REAL ESTATE TRANSFER TAX
0062000
FP 103014

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB. 22. 07

REVENUE STAMP

0000039978

REAL ESTATE TRANSFER TAX
0031000
FP 103017

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ORDER NO.: 1301 - 004377446
ESCROW NO.: 1301 - 004377446

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STREET ADDRESS: 2856 NORTH HAMLIN AVENUE
CITY: CHICAGO ZIP CODE: 60618
TAX NUMBER: 13-26-126-027-0000

COUNTY: COOK

Property of Cook County Clerk's Office

Exhibit "A"

LEGAL DESCRIPTION:

LOT 1 IN ERNST STOCK'S NORTH WEST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 5 ACRES OF LOT 12 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.