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Doc#: 0708917022 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/30/2007 11:58 AM Pg: 1 of 4

RETURN TO RECORDING DEPT.

Lenders First Choice
3800 Royal Avenue
Simi Valley, CA 93063
49-49203

Return to send mail tax statements to:
ROGER SMITH
5445 NORTH SHERIDAN ROAD #1203
CHICAGO, IL 60640

Property Tax ID#: 14-08-203-015-1119

WARRANTY DEED

This WARRANTY DEED, executed this 7th day of December, 2006, by CARL L. SMITH, Married as to an Undivided 1/2 Interest and ROGER SMITH, Single, as to an Undivided 1/4 Interest, whose address is 5445 NORTH SHERIDAN ROAD #1203, CHICAGO, IL 60640, hereinafter called GRANTOR, grant to ROGER SMITH, whose address is 5445 NORTH SHERIDAN ROAD #1203, CHICAGO, IL 60640, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"

PROPERTY ADDRESS:
5445 NORTH SHERIDAN ROAD #1203
CHICAGO, IL 60640

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

Exempt under provisions of 35 ILCS 200/31-45,
Paragraph E, Real Estate Transfer Tax Law.

2/5/07 Stelicia Valdivia
Date Buyer, Seller, or Representative

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In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Witness

Carl L. Smith
CARL L. SMITH

Printed Name

Roger Smith
ROGER SMITH

Witness

Printed Name

STATE OF IL

COUNTY OF COOK

The foregoing instrument was hereby acknowledged before me this 7th day of DEC 2006, by CARL L. SMITH and ROGER SMITH, personally known to me or who has produced _____, as identification, and who signed this instrument willingly.

Bassam Oshana
Notary Public

My commission expires: 12/16/08



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Prepared by:
William E. Curphey & Assoc.
2605 Enterprise Road, East
Suite 155
Clearwater, Florida 33759

COOK'S Office

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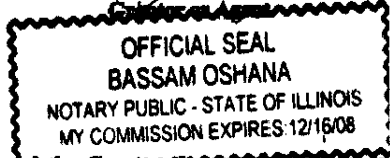
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated DEC 7, 2006

Signature: Carl Smith
Grantor or Agent

Subscribed and sworn to before me by the said CARL SMITH this 7th day of DEC, 2006
Notary Public BASSAM OSHANA



The Grantee or his Agent affirms and verifies that the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated DEC 7, 2006

Signature: Roger Smith
Grantee or Agent

Subscribed and sworn to before me by the said ROGER SMITH this 7th day of DEC, 2006
Notary Public BASSAM OSHANA



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

Revised 10/02-cp



EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

UNIT NUMBER 1203 IN 5445 EDGEWATER PLAZA AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 31 FEET OF THE NORTH 875 FEET OF THE WEST 131.96 FEET; AND THAT PART LYING SOUTH OF THE SOUTH NORTH 875 FEET OF THE EAST FRACTIONAL HALF OF THE NORTH EAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (ALL AS MEASURED PARALLEL WITH THE WEST AND NORTH LINES OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4) AND LYING NORTH OF LINE THAT IS DRAWN AT THE RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD THROUGH A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE SAID NORTH LINE OF EAST FRACTIONAL HALF OF THE NORTHEAST 1/4; ALL OF THE ABOVE IS LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908, IN CASE NUMBER 285574, CIRCUIT COURT, AS SHOWN ON PLAT RECORDED JULY 9, 1908, AS DOCUMENT NUMBER 4229198 (EXCEPT THEREFROM THE WEST 47 FEET THEREOF HERETOFORE CONDEMNED AS PART OF SHERIDAN ROAD) IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1969 AND KNOWN AS TRUST NUMBER 27301, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24267313, TOGETHER WITH AN UNDIVIDED. 18164 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 14-08-203-015-1119; SOURCE OF TITLE IS DOCUMENT NO. 06074410000 (RECORDED 03/15/06)