

UNOFFICIAL COPY



Doc#: 0709660063 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2007 12:01 PM Pg: 1 of 3

WARRANTY DEED - ILLINOIS

UPON RECORDING MAIL TO:

Mr. David Freeley
Unit 211
Chicago, Illinois 60612

SEND SUBSEQUENT TAX BILLS TO:

Mr. David Freeley
One South Leavitt
Unit 211
Chicago, Illinois 60612

The grantor, James R. Pattison ("Grantor"), married to Jane E. Pattison, of 120 South Central, Wood Dale, Illinois 60107, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to David Freeley ("Grantee"), a single individual never married, of One South Leavitt, Unit 211, Chicago, Illinois 60612, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit: SEE ATTACHED EXHIBIT A, and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and, general real estate taxes for the year 2005 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

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.

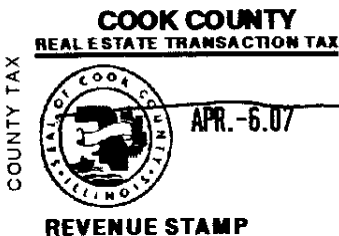
THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 17-18-102-057-1059

Address of real estate: One South Leavitt, Unit P-25, Chicago, Illinois 60612

Dated this 19 day of March, 2007.

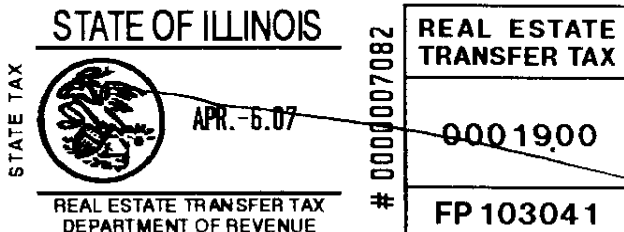
James R. Pattison



REAL ESTATE TRANSFER TAX
00009.50
FP 103042

City of Chicago
Dept. of Revenue
501448
04/06/2007 11:42
Batch 07297 25

Real Estate
Transfer Stamp
\$142.50



34C

UNOFFICIAL COPY

State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James R. Pattison, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 19th day of March, 2007.


Notary Public
OFFICIAL SEAL
CHRISTOPHER FUNK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-25-2010

This instrument prepared by: John R. Joyce.
JTTR Law Group LLC
900 West Jackson Blvd., Suite 3W
Chicago, Illinois 60607

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT P-25 IN ONE SOUTH LEAVITT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1 TO 6, BOTH INCLUSIVE, IN ABNER TAYLOR'S MADISON STREET SUBDIVISION OF THAT PART OF THE WEST 2.5 CHAINS OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412744053, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0412744052.

PIN: 17-18-102-057-059

Address of real estate: One South Leavitt, Unit P-25, Chicago, Illinois 60612

Property of Cook County Clerk's Office