

Doc#: 0709602096 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2007 09:20 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

Ticor Title Insurance

Above Space for Recorder's Use Only

4002378

TICOR TITLE

THE GRANTOR(s) Michael J. Flynn and Melissa J. Flynn, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Kenneth Czechanski and Elizabeth A Czechanski, Husband and Wife, 4347 N. Wolcott Ave., #3, Chicago, Illinois, 60613, not as tenants in common nor as joint tenants but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2006 & subsequent years; Covenants, conditions and restrictions of record, if any, so long as they do not interfere with the use of the property as a condominium unit; Public and utility easements; the mortgage or trust deed referred to in Paragraph C of the General Provisions of the Contract; the Declaration of Condominium, Bylaws and Rules and Regulations, if any, for the Camwood Corner Condominiums and the Illinois Condominium Property Act.

Permanent Real Estate Index Number(s): 13-13-210-036-1005

Address(es) of Real Estate: 2502 W. Eastwood, #2W, Chicago, Illinois, 60625

The date of this deed of conveyance is March 30, 2007.

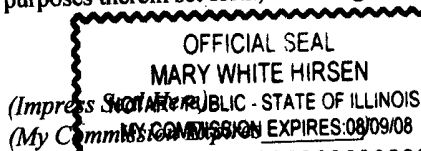
Michael J. Flynn
(SEAL) Michael J. Flynn

Melissa J. Flynn
(SEAL) Melissa J. Flynn

(SEAL)

(SEAL)

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Flynn and Melissa J. Flynn personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) 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 official seal March 30, 2007

Mary White Hirsén
Notary Public

203


LEGAL DESCRIPTION

UNOFFICIAL COPY


For the premises commonly known as 2502 W. Eastwood, #2W, Chicago, Illinois, 60625

UNIT NUMBER 2502-2 IN THE CAMWOOD CORNER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 BLOCK 8 IN THE NORTHWEST LAND ASSOCIATION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 33 FEET) LYING SOUTH OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY RIGHT OF WAY SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97755400; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

CITY OF CHICAGO
 CITY TAX

 APR. -4.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000003726
REAL ESTATE TRANSFER TAX
 0225000
 FP 102803


STATE OF ILLINOIS
 STATE TAX

 APR. -4.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000038464
REAL ESTATE TRANSFER TAX
 0030000
 FP 102809

This instrument was prepared by:
 Mary White Hirsens, Esq.
 175 Olde Half Day Rd, S. 105
 Lincolnshire, IL, 60069

Send subsequent tax bills to:
 Kenneth Czechanski
 2502 W. Eastwood, #2W
 Chicago, Illinois, 60625

Recorder-mail recorded document to:
 Lisa Raimondi, Esq.
 Raimondi & Orton, Ltd.
 161 N. Clark St., S. 2500
 Chicago, Illinois, 60601

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 APR. -4.07
 REVENUE STAMP

0000038337
REAL ESTATE TRANSFER TAX
 0015000
 FP 326707