

UNOFFICIAL COPY



Doc#: 0710940182 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/19/2007 02:47 PM Pg: 1 of 4



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S) Patricia A Luck, a never married woman, of the City of Chicago, County of Cook, State of IL 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 Alfred Quiroz, of 14911 Fruit Tree Court, Woodbridge, VA 22193 of the County of , all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006 and 2007, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 21-30-114-029-1357
Address(es) of Real Estate: 7337 S. South Shore Drive, Unit 1031, , Chicago, IL 60649

Dated this 6th day of April, 20 07

Patricia A Luck
Patricia A Luck

1st AMERICAN TITLE INSURANCE CO. 1613037 2/3

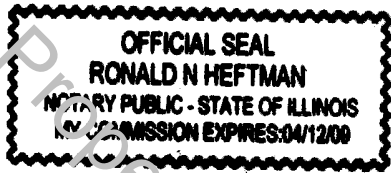
4/19/07

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patricia A Luck, a never married woman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 6th day of April, 20 07.



Ronald N Heftman (Notary Public)

Prepared by:

Kipnis & Kahn, Ltd.
30 N. LaSalle St., #2024
Chicago, IL 60602
(312) 726-3700

Mail to:

Kipnis & Kahn, Ltd. *Jack C. Lai*
~~30 N. LaSalle St., #2024~~ *523 Old Northwest Hwy #202*
~~Chicago, IL 60602~~ *Barrington, IL 60010*

Name and Address of Taxpayer:

Alfred Quiroz
7337 S. South Shore Drive, Unit 1031
Chicago, IL 60649

STATE TAX

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
APR. 17.07

0000040862

REAL ESTATE TRANSFER TAX	00070000
FP 103027	

CITY TAX

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
APR. 17.07

0000011059

REAL ESTATE TRANSFER TAX	0052500
FP 102812	

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 17.07

0000041060

REAL ESTATE TRANSFER TAX	0003500
FP 103028	

REVENUE STAMP

UNOFFICIAL COPY

Exhibit "A" – Legal Description

SEE ATTACHED LEGAL DESCRIPTION.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ALTA Commitment Schedule C

File No.: 1613037

Legal Description:

UNIT NUMBER 1031 IN LAKE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 139, 140, 141, 144 AND 145 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST HALF OF THE SOUTH WEST QUARTER AND THE SOUTH EAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25275623, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 3135646, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

of Cook County Clerk's Office