- 4

UNOFFICIAL COPY

07114354260 Fee: \$30.00

Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 04/24/2007 02:29 PM Pg: 1 of 4

This document prepared by:

Scott T. Buser, Esq. 923 W. Cullom Ave., Unit 1E Chicago, IL 60613

After recording return to and Mail Tax Bills to:

923 w. Cullom

UNIT 18 Chicago IL bobs

Property Address:

923 W. Cullom Ave. Unit 1E Chicago, Illinois 60613

P.I.N. 14-17-409-041-1001

### WARRANTY DEED

THIS WARRANTY DEED, mad: this day of April, 2007, between Scott T. Buser, a married individual, ("Grantor"), and Paul De Sousa, an individual, ("Grantee"). Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, specially conveys and warrants to Grantee that certain real property situated in the County of Cook, State of Illinois described on Exhibit A attached hereto (the "Property"). Together with the hereditaments and appurtenances pertaining to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees that it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

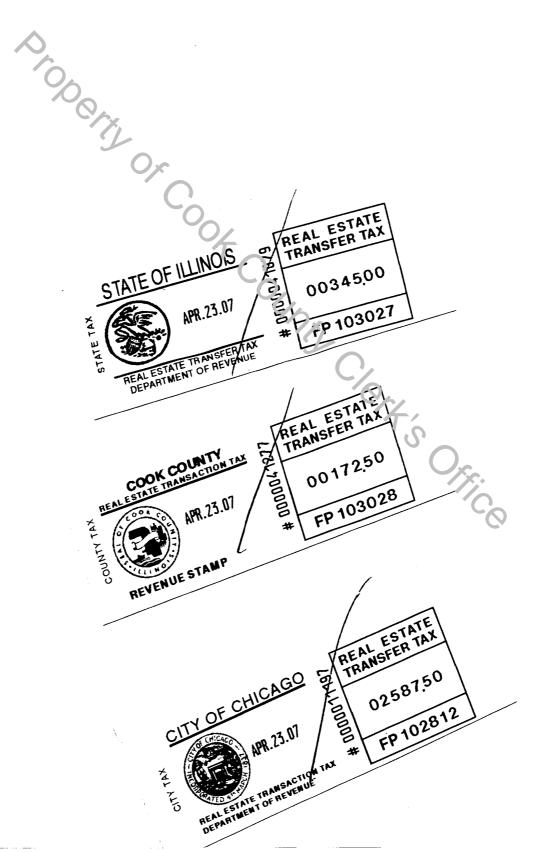
IN WITNESS WHEREOF, Grantor has set its hand unto this Warranty Deed the day and year written above.

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CH1 11203348.1

# **UNOFFICIAL COPY**



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## **UNOFFICIAL COPY**

Tasha A. Buser (for purposes of waiving

of homestead rights only)

STATE OF ILLINOIS ) SS COUNTY OF COCK

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott T. Buser 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 as such individual, he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official searthis  $l a^{(f)}$  day of April, 2007.

Commission expires 12-6-, 2007.

STATE OF ILLINOIS ) SS

COUNTY OF COOK

Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tasha A. Buser 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 as such individual, she signed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 4 day of April, 2007.

OFFICIAL SEAL SCOTT & BUSER NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 4-24-2010

Notary Public

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### **UNOFFICIAL COPY**

#### Exhibit A

#### Legal Description of Property

UNIT 1-E IN CULLOMWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BUENA PARK SUBDIVISION, A SUBDIVISION OF PART OF LOT 16, SOUTH OF THE NORTHWESTERLY 1.735 CHAINS AND THE NORTH 1/2 OF LOT 15 IN HUNDLEY'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF OK. STAGE. CONDOMINIUM RECORDED AS DOCUMENT NO. 96113243, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.