

UNOFFICIAL COPY



2007411-UTC 2007-10
WARRANTY DEED

Doc#: 0713041047 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/10/2007 10:29 AM Pg: 1 of 2

Statutory (Illinois)

Send Subsequent Tax Bills to:

Erick W. Kolacz and David M. Kroeger
1801 N. Wolcott Avenue
Chicago, Illinois 60622

Mail to:

Michael Z. Margolies
Attorney at Law
4709 W. Golf Road, Suite 475
Skokie, Illinois 60076

THE GRANTOR, VIRGINIA M. BENDER, married to Frank Bender, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEYS and WARRANTS to ERIK W. KOLACZ AND DAVID M. KROEGER, not as tenants in common, but as Joint Tenants with Right of Survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* both unmarried

PARCEL 1:

THE SOUTH 25.00 FEET OF LOTS 36 TO 39, BOTH INCLUSIVE IN BLOCK 33 IN SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6, AND 12 IN SAID BLOCK 21), BLOCKS 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6, AND 7 IN BLOCK 32), BLOCKS 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 25.00 FEET OF LOT 40 AND THE SOUTH 25.00 FEET OF THE WEST 11.00 FEET OF LOT 41 IN BLOCK 33 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-31-410-035-0000

Address of Real Estate: 1801 N. WOLCOTT AVENUE
CHICAGO, ILLINOIS 60622

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2006 and subsequent.

M.G.R. TITLE

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IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents this 15th day of March, 2007.

Virginia M. Bender
Virginia M. Bender

The undersigned hereby waives homestead rights in and to the Real Estate.

Frank Bender
Frank Bender

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that VIRGINIA M. BENDER AND FRANK BENDER, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15th day of March, 2007.



John E. Lovstrand
Notary Public

This Instrument was prepared by:

John E. Lovstrand
ATTORNEY AT LAW
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

City of Chicago
Dept. of Revenue
506738
05/09/2007 11:54 Batch 07222 67



Real Estate
Transfer Stamp
\$16,125.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MAY -9.07

REAL ESTATE TRANSFER TAX
0000011462
02150.00
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAY -9.07

REAL ESTATE TRANSFER TAX
0000023767
01075.00
FP 103042