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Doc#: 0715041090 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2007 11:01 AM Pg: 1 of 3

SA 7244001 Mundell CTC 1013 no abs

Property of Cook County Clerk's Office

[Space Above This Line For Recording Data]

WARRANTY DEED

Box 334
3
J

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR:

Jeffrey Sakol
435 West Erie, Unit 1706
Chicago, Illinois 60610
An Individual

(Above Space for Recorder Only)

Jeffrey Sakol, an Individual, of the City of Chicago, of Cook County, in the, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Donna Sullivan, an Individual, Residing at 1344 North Park, Unit 1, Chicago, Illinois 60610, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

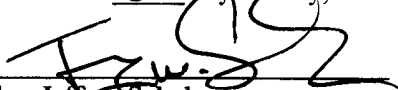
SEE Legal Description Attached hereto as Exhibit A and Made a Part Hereof;

Permanent Index No. 17-09-127-039-1477

Commonly Described As: 435 West Erie, Unit 1706, Chicago, Illinois 60610.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 735 ILCS 5/12-902 *et seq.*, and Subject to: (1) real estate taxes not yet due and payable yet for the Second Installment of 2006 and subsequent taxes; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) all public, private and utility easements; (5) encroachments, covenants, conditions, restrictions and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declarations of the Condominium Association; and (7) any other matters set forth in the final issued title commitment documentation; and

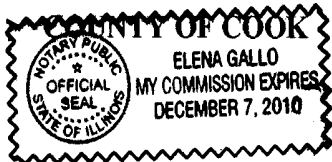
DATED this 3 day of May, 2007.

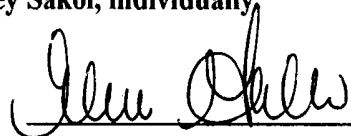


Seller, Jeffrey Sakol

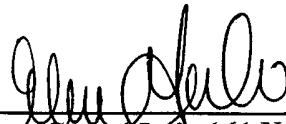
STATE OF ILLINOIS)

) The foregoing instrument was acknowledged
) ss. before me this 3rd day of May, 2007, by
) Jeffrey Sakol, individually.
)





Notary Public

Instrument prepared by: 

Seller's Attorney, Gallo Law Group, Ltd., 161 N. Clark, Ste. 4700, Chicago, IL 60601

SA 4244001 Wunder CNC 1013 10 abs

Box 334

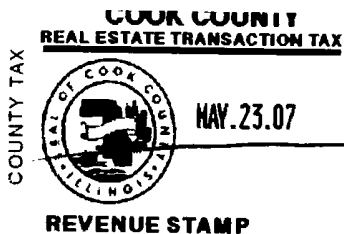
UNOFFICIAL COPY**EXHIBIT "A"**

UNIT 1706 AND PARKING SPACE N/A IN THE ERIE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PORTIONS OF CERTAIN LOTS IN BLOCK 1 OF ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT OF THE DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, RECORDED SEPTEMBER 29, 1997 AS DOCUMENT NUMBER 97-719-736.

*GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

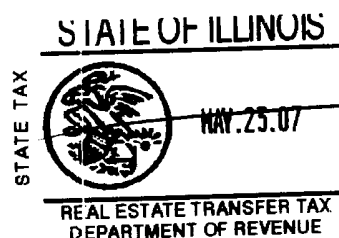
THIS DEED IS SUBJECT TO 1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; 2) SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS; 3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; 4) THE DECLARATION INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO; 5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); 6) EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE; 7) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION); 8) ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING, BY, THROUGH, OR UNDER BUYER; 9) LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; AND 10) TITLE EXCEPTIONS TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT THE TIME OF CLOSING AND WHICH SELLER SHALL SO REMOVE AT THAT TIME BY USING THE FUNDS TO BE PAID UPON DELIVERY OF THE DEED.



0000102544

REAL ESTATE TRANSFER TAX
0014925
FP 102802

39467579



0000102311

REAL ESTATE TRANSFER TAX
0029850
FP 102808

