

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0715060010 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2007 09:47 AM Pg: 1 of 3

GRANTORS: SCOTT KATZNELSON and LAUREN
KATZNELSON, husband and wife,

2914 West Berwyn, Unit 1, Chicago,
Illinois 60625 for and in consideration of
Ten Dollars (\$10.00) in hand paid, and other
Good and valuable consideration, do hereby
CONVEY and WARRANT to:

GRANTEE: JOSEPH A. BRCAK, an unmarried individual, 3086 N. Elston, #1, Chicago, Illinois 60618, the
following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Attached Legal Description-Exhibit "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 13-12-115-048-1008

Address of Real Estate: 2914 West Berwyn, Unit 1, Chicago, Illinois 60625

DATED this 23rd day of May, 2007

X Scott Katznelson

X Lauren Katznelson

SCOTT KATZNELSON

LAUREN KATZNELSON

J STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a notary public in and for, and residing in the same County, in the State aforesaid, DO
HEREBY CERTIFY that Scott Katznelson and Lauren Katznelson, 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 acknowledged that they signed, sealed and delivered the same Instrument as their free and
voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 23rd day of May, A.D. 2007.

Kristin Purcell
Notary Public

Commission Expires: 2/20/2011

BOX 333-CT

1 of 2
NW6103773/27036724

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Property

STATE OF ILLINOIS



MAY 25 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000039628

REAL ESTATE
TRANSFER TAX

00225.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY 25 07

REVENUE STAMP

000002160000

REAL ESTATE
TRANSFER TAX

00112.50

FP 103034

CITY OF CHICAGO

CITY TAX



MAY 25 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014046

REAL ESTATE
TRANSFER TAX

01687.50

FP 103033

Cook County Clerk's Office

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LEGAL DESCRIPTION-EXHIBIT "A"

UNIT 2914-1 IN BERWYN COURT CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 500, 501, 503, 504 IN WILLIAM H. BRITGAN'S BUDLONG, GOLF CLUB ADDITION NO. 2, BEING A SUBDIVISION OF THAT PART LYING EAST OF THE SANITARY DISTRICT RIGHT-OF-WAY OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 33 FEET TAKEN FOR STREET), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 13, 2002, AS DOCUMENT NUMBER 0020545382, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS

SUBJECT TO: General real estate taxes for the year 2006 and subsequent years; covenants, conditions and restrictions of record, including the Declaration of Condominium or amendments thereto; public and utility easements; existing leases and tenancies, if any; special governmental taxes or assessments for improvements not yet completed, if any; unconfirmed special governmental taxes or assessments, if any; the mortgage or trust deed referred to in Paragraph C of the real estate contract, if any

This instrument was prepared by: Cary L. Katznelson, Attorney at Law, 8307 Kolmar Ave., Skokie, Illinois 60076

Mail recorded deed to: ROGER J. BREJCHA
ATTORNEY AT LAW
512 W. BURLINGTON - SUITE 6A
LA GRANGE, IL 60525

Send subsequent tax bills to: Joseph A. Brzak, 2914 West Berwyn, Unit 1, Chicago, Illinois 60625