

996522 TILOR
WARRANTY DEED

UNOFFICIAL COPY

Doc#: 0715240205 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2007 03:08 PM Pg: 1 of 2

Mail to:

Barbara Demos
Attorney at Law
4746 N. Milwaukee
Chicago, IL 60630

Name & Address of Taxpayer:

Joy E. Levy
7246 N. Oakley, Unit 1S
Chicago, IL 60645

Property of Cook County Clerk's Office

THE GRANTOR(S), **Roslea Builders, Inc., an Illinois Corporation**, 7734 W. 91st Place, Hickory Hills, IL 60457 for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, and other good and valuable consideration, convey and warrant to **Joy E. Levy, a married woman**, all interest in the following described Real Estate Situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit Number 1S in the Edmund's Court Condominium, as delineated on a survey of the following described tract of land:

Lot 3 in Block 8 in Congdon's Ridge Addition to Rogers Park Subdivision of the South 50 Acres of the Southwest ¼ of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document number 0709915098; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: The exclusive right to the use of **Storage Space S-3 and Parking Space P-1**, limited common elements as described in the condominium declaration recorded as document number 0709915098.

Subject to covenants, conditions and restrictions of record and real estate taxes for the year 2006 and subsequent years, *not yet due and payable.*

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 all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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): 11-30-319-012-0000
Address of Real Estate: 7246 N. Oakley, #1S, Chicago, IL 60645

BOX 15

DATED this 15th day of May, 2007.

296
C.F.

UNOFFICIAL COPY

ROSLEA BUILDERS, INC.

By:

Gerard Mullan
Its President

This instrument was prepared by:

JEANNE J. PRENDERGAST, P.C., ATTORNEY AT LAW, 7250 College Drive, Suite 2SW, Palos Heights, IL 60463

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that **Gerard J. Mullan** personally known to me to be the **President of Roslea Builders, Inc.**, an Illinois corporation, 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 as such President, they signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of May, 2007


Commission expires 5/4/2010



Notary Public

CITY TAX

CITY OF CHICAGO



MAY.25.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004279

REAL ESTATE TRANSFER TAX


03367.50

FP 102803

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAY.25.07

REVENUE STAMP

0000038939


REAL ESTATE TRANSFER TAX

00224.50

FP 326707

STATE TAX

STATE OF ILLINOIS



MAY.25.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000039071

REAL ESTATE TRANSFER TAX

00449.00

FP 102809