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07BAK08741

Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0716231097 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/11/2007 03:37 PM Pg: 1 of 3

THE GRANTOR(S), Scott J. Fitts and Amy M. Fitts, husband and wife, of the City of Manteno, County of Will, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Helen Nethercote, 1083 Williamsburg Circle, Grayslake, Illinois 60030 of the County of Lake, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Schedule C for legal description.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2007

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): 17-16-405-020-0000 through 17-16-405-054-0000 (Underlying)
Address(es) of Real Estate: 780 S. Federal, #1208, Chicago, Illinois 60605

Dated this 11th day of May, 2007

Scott J. Fitts by his attorney in fact, Richard J. Bank
Scott J. Fitts

Amy M. Fitts by her attorney in fact, Richard J. Bank
Amy M. Fitts

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PARCEL A: Unit 780-1208 in the Printers Square Condominium as delineated on a plat of survey of the Printers Square Condominium which is a plat of the following described property:

Parcel 1: Lots 17 to 32, both inclusive, in Brand's Subdivision of Block 125 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 2, 5 (except the West 5.64 feet of the North 1/2 of said Lot 5), 8, 11, 14, 17 and 20 (except that part of Lots 2, 5, 8, 11, 14, 17 and 20 lying West of the East line of alley running North and South across the rear of said Lots as located on July 1, 1969) in Goodhue's Subdivision of Block 126 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

and, is attached as Exhibit "B" to the Declaration of Condominium recorded January 31, 2006 as Document Number 0603134126 as amended from time to time, together with such unit's undivided percentage interest in the common elements.

PARCEL B: Non-exclusive easement for ingress and egress appurtenant to and for the benefit of that part of Parcel A lying in Parcel 2 of the tract of which Parcel A is a part, as aforesaid, as set forth in Agreement recorded as Document 5556380 and in Agreement recorded as Document 13016949 over and upon the North and South private alley running across the rear or Westerly portion of Lots 2, 5, 8, 11, 14 and 17 in Goodhue's Subdivision of Block 126 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL C: Exclusive and non-exclusive easements appurtenant to and for the benefit of Parcel A contained, and more particularly defined and described, in Reciprocal Easement and Operating Agreement dated as of July 8, 2005 and recorded July 13, 2005 as Document 0519432173, made amount Waterton Printers' Square, L.L.C., a Delaware limited liability company, Federal Street I, LLC, a Delaware limited liability company and Printers Square Garage, LLC, an Illinois limited liability company, over and across the Commerical Parcel defined and described therein.

FOR INFORMATIONAL PURPOSES ONLY:

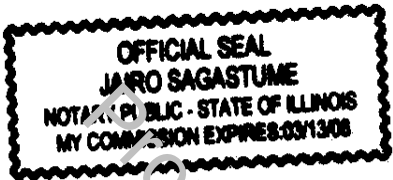
Common Address: 780 South Federal Street, Unit 1208, Chicago, IL 60605
PIN: 17-16-405-022-0000 (Underlying PIN)

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott J. Fitts and Amy M. Fitts, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of May, 2007



[Signature] (Notary Public)

Prepared By: Richard J. Wasik
1315 Butterfield Road, Suite 230
Downers Grove, Illinois 60515

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
513266 \$1,327.50
06/11/2007 15:02 Batch 07243 108



Mail To:
Paul Maganzini
1111 South Boulevard
Oak Park, Illinois 60302

Name & Address of Taxpayer:
Helen Nethercote
780 S. Federal, #1208
Chicago, Illinois 60605

