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This Instrument Prepared By:

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Attorney at Law
2448 W. Augusta, Unit 2
Chicago, IL 60622



Doc#: 0716933131 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/18/2007 10:55 AM Pg: 1 of 5

(Use Only)

WARRANTY DEED

575-097253 WR Mowery

DAVID DUNCAN, married to Maureen Duncan, residing at 4510 N. Ashland, Unit 1W, Chicago, IL (hereinafter called "**Grantor**"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid by **PAGE WARSTLER** (hereinafter called "**Grantee**"), individually, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents does hereby convey and warrant unto Grantee, all of Grantor's right, title and interest in and to the real property located in the City of Chicago, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, 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. Subject to second installment general real estate taxes for year 2006 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: Unit 1W, 4510 N. Ashland, Chicago, IL 60622

Permanent Index Numbers: 14-18-217-022-1005

TO HAVE AND TO HOLD the premises unto Grantee, her successors and assigns FOREVER, and Grantor does hereby covenant that he is lawfully seized and possessed of said Property in fee simple, has a good right to convey.

54C

BOX 334 CTE

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Property

STATE OF ILLINOIS



JUN. 11. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000040271

REAL ESTATE
TRANSFER TAX

00249.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 11. 07

REVENUE STAMP

0000040271

REAL ESTATE
TRANSFER TAX

00124.50

FP 103034

CITY OF CHICAGO



JUN. 11. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014300

REAL ESTATE
TRANSFER TAX

01868.00

FP 103033

County Clerk's Office

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GRANTOR:

DAVID DUNCAN

MAUREEN DUNCAN

David Duncan

Maureen Duncan
(for waiver of homestead)

Date of Execution: May 23, 2007

STATE OF)
) ss.
COUNTY OF)

I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that **David Duncan and Maureen Duncan** 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 and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2007.

[Signature]

Notary Public

My Commission Expires: _____

After Recording Mail To:
Ms. Audrey Cosgrove, Esq.
70 W. Madison, Suite 1400
Chicago, IL 60602

Mail Tax Bills To:
Ms. Page Warstler
4510 N. Ashland, Unit 1W
Chicago, IL 60640

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

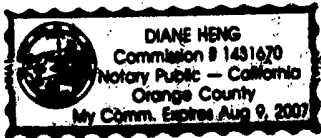
State of California

County of Orange

On 05/23/07 before me, Diane Heng, Notary Public,
Date Name and Title of Officer

personally appeared ***Maureen Duncan And David Duncan***,
Name of Signer

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Diane Heng

OPTIONAL

Description of Attached Document

Title or Type of Document:

Document Date: _____ #of Pages

Signer(s) Other Than Named Above:



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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 4510-1W IN THE RAVENSWOOD COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 8 (EXCEPT THE NORTH 42 FEET) AND ALL OF LOTS 9 AND 10 IN BLOCK 10 (EXCEPTING FROM SAID LAND THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 18) IN RAVENSWOOD IN THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 40 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 0030492174; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN # 14-13-217-022-1065

Property of Cook County Clerk's Office