

# UNOFFICIAL COPY

## WARRANTY DEED Statutory



Doc#: 0719840095 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/17/2007 11:30 AM Pg: 1 of 2

110060900011

THE GRANTORS, IAN DUFFY, a single man, and JOHN DUFFY and ELIZABETH DUFFY, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to THOMAS J. WALSH, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE RIDER ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO, IF ANY: Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years.

Permanent Real Estate Index Number: 14-21-103-038-1007

Address of Real Estate: 647 West Sheridan Road, Unit B, Chicago, IL 60613

Attorneys' Title Guaranty Fund, Inc  
1 S Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

DATED this 2 day of JULY, 2007.

Ian Duffy (SEAL)  
IAN DUFFY

John Duffy (SEAL)  
JOHN DUFFY

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

Elizabeth Duffy (SEAL)  
ELIZABETH DUFFY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IAN DUFFY, a single man, and JOHN DUFFY and ELIZABETH DUFFY, his wife, 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 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 2 day of JULY, 2007.



Gerard D. Haderlein  
NOTARY PUBLIC

This Instrument was prepared by: GERARD D. HADERLEIN, 3413 North Paulina, Chicago, IL 60657.

MAIL TO:  
Thomas J. Walsh  
725 W. Sheridan Rd. Unit 10B  
Chicago IL 60613

SEND SUBSEQUENT TAX BILLS TO:  
Thomas J. Walsh  
725 W. Sheridan Rd. Unit 10B  
Chicago IL 60613

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## RIDER

UNIT NO. 2-B IN WINDSOR PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE WEST 1/2 OF LOT 5 AND LOT 6 (EXCEPT WEST 30 FEET THEREOF) IN BLOCK 4 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY WARRANTY DEED FROM JACOB VIHON AND ROSE VIHON, HIS WIFE TO CHARLES JANISCH AND HENRY JANISCH, DATED AUGUST 16, 1922 AND RECORDED AUGUST 22, 1922 AS DOCUMENT 7618095 AND RESERVED IN THE DEED FROM CHARLES FORMAN AND KATHERINE M. FORMAN, HIS WIFE, TO JACOB VIHON, DATED MAY 18, 1923 AND RECORDED JUNE 4, 1923 AS DOCUMENT 7961997 FOR LIGHT, AIR AND PASSAGE OVER AND UPON THE EAST 8 FEET OF THE WEST 30 FEET OF LOT 6 IN BLOCK 4 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 95056487, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

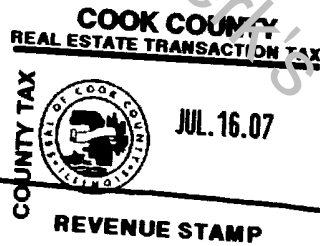
COMMONLY KNOWN AS 647 WEST SHERIDAN ROAD, UNIT #2B, CHICAGO, IL 60613

P.I.N. 14-21-103-038-1007



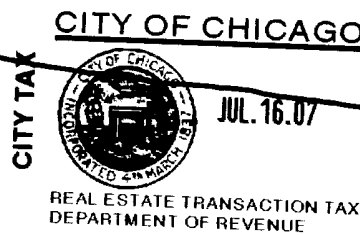
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REAL ESTATE TRANSFER TAX
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