

UNOFFICIAL COPY

KOF 2



Doc#: 0720743016 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/26/2007 08:08 AM Pg: 1 of 2

PREPARED BY:

Nicholas A. Hardgrove
3451 N. Leavitt St., First Floor
Chicago, IL 60618

MAIL TAX BILL TO:

Jeffrey T. Albers
1039 W. Grace
Unit 1
Chicago, Ill. 60613

MAIL RECORDED DEED TO:

Richard Cohn, Attorney at Law
221 N. LaSalle St. #2040
Chicago, IL 60601

8000708010

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Ballygawley Properties, LLC, an Illinois Limited Liability Company for and in consideration of Ten Dollars (\$10.00) and the good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Jeffrey T. Albers and Bridget S. Albers, husband and wife not as joint tenants or tenants in common but as tenants by the entirety all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

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

Parcel 1: Unit No. 1 in the 1039 West Grace Condominium, as delineated on a Plat of Survey of the following described real estate: Lot 8 in Block 3 in Buckingham's 2nd Addition to Lakeview a Subdivision of all of Block 1 and parts of Blocks 10 and 12 (except railroad) of Laflin, Smith and Dyer's Subdivision of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded May 30, 2007 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0715015058, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-1, S-1, and the Rear Porch, limited common elements, as delineated on the Plat of Survey attached to the Declaration, aforesaid, recorded as Document No. 0715015058, and the rights and easements for the benefit of Unit 1, as are set forth in the Declaration; the Grantor reserves to itself, its successors and/or assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Permanent Index Number(s): 14-20-218-007-0000
Property Address: 1039 W. Grace, Unit 1, Chicago, IL 60613

Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

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Warranty Deed - Continued

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 Exemptions Laws of the State of Illinois.

Dated this 12th Day of July 2007

Ballygawley Properties, LLC

By: *James Coffey*

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 Ballygawley Properties, LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 12th Day of July 2007

Mark Vanecko
Notary Public
My commission expires: _____

STATE OF ILLINOIS

STATE TAX

JUL. 20.07

REAL ESTATE TRANSFER TAX

0074900

000019552

FP326652

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TAX

0061600

FP326650

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUL. 20.07

REAL ESTATE TRANSFER TAX

0037450

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FP326665

REVENUE STAMP

CITY OF CHICAGO

CITY TAX

JUL. 20.07

REAL ESTATE TRANSFER TAX

01000.00

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FP326650

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

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FP326650

JUL. 20.07

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX

JUL. 20.07

REAL ESTATE TRANSFER TAX

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REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX

JUL. 20.07

REAL ESTATE TRANSFER TAX

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REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX

JUL. 20.07

REAL ESTATE TRANSFER TAX

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REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX

JUL. 20.07

REAL ESTATE TRANSFER TAX

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REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE