

UNOFFICIAL COPY

Warranty Deed
Illinois Statutory
Joint Tenants



Doc#: 0721433105 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/02/2007 10:57 AM Pg: 1 of 4

11C
1/3
Moore

THE GRANTOR(S) 3252 WILTON, LLC, a limited liability company created and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the 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:

CHRISTOPHER KOCINSKI AND KATHLEEN BARTHEL

8387684

(GRANTEE'S ADDRESS) 3252 North Wilton, Unit 3A, and P12, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

COMMONLY KNOWN AS: 3252 North Wilton, Unit 3A, CHICAGO, ILLINOIS, 60657
PIN: 14-20-425-030-0000 / 14-20-425-031-0000 / 14-20-425-017-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

SUBJECT TO: easements, covenants, conditions and restrictions of record, if any, and general real estate taxes for 2006 and subsequent years,

2 1044084

Dated this 17th Day of July 2007.



3252 WILTON, L.L.C.

BOX 334 CTI

490
C.F.

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STREET ADDRESS: 3252 NORTH WILTON AVENUE UNIT 3A
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 14-20-425-030-0000

LEGAL DESCRIPTION:

PROPOSED UNIT NUMBER 3A AND UNIT 12 IN THE PROPOSED 3252 NORTH WILTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 50, 51, 52, AND 53 (EXCEPT THEREFROM THE FOLLOWING PORTIONS OF SAID LOTS 50 AND 51 DESCRIBED AS, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 50, SEVENTY AND FIVE TENTHS FEET WEST OF THE WEST LINE OF OAK PLACE; THENCE WEST FIFTY FOUR AND TWO TENTHS FEET; THENCE NORTH ALONG THE EAST LINE OF ALLEY FORTY NINE AND NINETY EIGHTY ONE HUNDREDTHS FEET TO THE SOUTH LINE OF LOT 52 IN SAID RESUBDIVISION; THENCE EAST FIFTY FOUR AND SIXTY TWO ONE HUNDREDTHS FEET THENCE SOUTHWESTERLY 50 FEET TO POINT OF BEGINNING AND EXCEPT THAT PART OF SAID LOTS 52 AND 53 TAKEN FOR RAILROAD PURPOSES BY PROCEEDINGS HAD IN CASE 137366 IN COOK COUNTY, ILLINOIS) IN RESUBDIVISION OF BLOCK 2 IN HAMBLETON, WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, 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 0720415069, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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STATE OF ILLINOIS)
) §
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Mathew Wilbur member of 3252 WILTON, LLC

personally known to me to be the Member of the 3252 North Wilton, L.L.C., and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation, as his 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 17 day of July 2007



[Signature]
NOTARY PUBLIC

(Notary Public)

Prepared By: SMITH, HEMMESCH AND BURKE
10 South LaSalle, Suite 2660
Chicago, Illinois 60603-6304

STATE OF ILLINOIS



AUG.-1.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00435.00
FP 103032

0000042200

Mail To: Douglas Fournier
Toussaint & Carlson, Ltd.
2805 Butterfield Road
Suite 150
Oak Brook, IL 60523

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG.-1.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00217.50
FP 103034

0000042301

Name & Address of Taxpayer:
Christopher Kocinski and Kathleen Bathel
3252 N. Wilton, Unit 3A
Chicago, Illinois 60657

CITY OF CHICAGO

CITY TAX



AUG.-1.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
03263.00
FP 103033

0000015069

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"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."

Property of Cook County Clerk's Office