



Doc#: 0723340000 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/21/2007 09:31 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

TICOR TITLE 4003643(112)

Above Space for Recorder's Use Only

THE GRANTOR(s) John Bozga, a married man, of the Village of Lansing, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to WESLEY COX an unmarried man, 1155 Starling Avenue, #211, Palatine, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any; Covenants, Conditions and restrictions of record which do not impair Buyer's use of the property as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach; public and utility easements; general real estate taxes for the year 2006 and subsequent years; the mortgage or trust deed referred to in the sales contract.

Permanent Real Estate Index Number(s): 13-36-113-086-1026

Address(es) of Real Estate: 3139 W. Palmer Court, #1, Chicago, Illinois, 60647

JB

August 6, 2007
~~July 30, 2007~~

The date of this deed of conveyance is ~~July 30, 2007~~

John Bozga
(SEAL) John Bozga

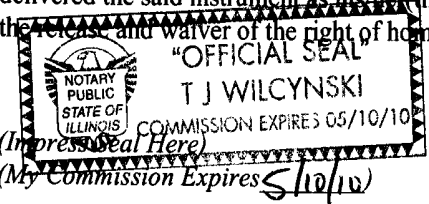
(SEAL)

(SEAL)

(SEAL)

21C

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Bozga 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.



JB
August 6, 2007

Given under my hand and official seal ~~July 30, 2007~~

T J Wilczynski
Notary Public

BOX 15


UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 3139 W. Palmer Court, #1, Chicago, Illinois, 60647


UNIT 3139-1 IN PALMER KEDZIE CONDOMINIUM, FORMERLY KNOWN AS PALMER-COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1,2, AND 3 IN SUBDIVISION OF THE WEST 10 ACRES OF THE WEST 30 ACRES OF THE SOUTH 91.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020853005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE

CITY OF CHICAGO
 CITY TAX

 AUG. 20.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000005147

REAL ESTATE TRANSFER TAX
0189000
FP 102803

STATE OF ILLINOIS
 STATE TAX

 AUG. 16.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000040062

REAL ESTATE TRANSFER TAX
0025200
FP 102809

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 AUG. 20.07
 REVENUE STAMP

0000039920

REAL ESTATE TRANSFER TAX
0012600
FP326707

This instrument was prepared by:
 Bruce Slivnick
 707 Lake Cook Road, Suite 316
 Deerfield, IL, 60015

Send subsequent tax bills to:
 Wesley Cox
 3139 W. Palmer Court, #1
 Chicago, Illinois, 60647

Recorder-mail recorded document to:
~~Cherie E. Thompson
 Thompson & Thompson
 19 S. LaSalle Street Suite 302
 Chicago, Illinois, 60603~~