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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



0723533106

Doc#: 0723533106 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/23/2007 01:26 PM Pg: 1 of 3

83951285/27043276
10/2

THE GRANTOR(S), Gideon Court Development, LLC, of the City of Highland Park, County of Cook, 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 ~~Germaine De Bagon~~ and Shirley Palmer, ~~Joanne Hertshten~~, 680 Lake Shore Drive, Chicago, Illinois 60611 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:

1/0

See legal description attached hereto and hereby made a part hereof.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, the Illinois Condominium Property Act and the Municipal Code of Skokie, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for Gideon Court Condominium Association including all amendments and exhibits thereto, applicable zoning and building laws and ordinances, acts done or suffered by Grantee or anyone claiming by, through, or under Grantee, easements, agreements, conditions, covenants and restrictions of record, if any, leases and licenses affecting the Common Elements or Grantee, liens and other matters of title over which the Chicago Title Insurance Company, is willing to insure without cost to Purchaser and encroachments, if any. 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.

The tenant of the Unit has waived or has failed to exercise the right of first refusal.

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

Permanent Real Estate Index Number(s): 10-27-232-059-0000
Address(es) of Real Estate: 7610-14 Crawford, Unit 202-A Skokie, Illinois 60076

Dated this 15th day of August, 2007 S-2, P-2

Gideon Court Development, LLC

By: Gedon Hertshten
Gedon Hertshten, Member

By: Joanne Hertshten
Joanne Hertshten, Member

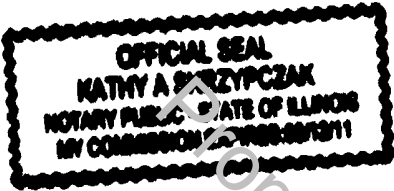
BOX 333-CP

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gedon Hertshten and Joanne Hertshten as Members of Gideon Court Development, LLC 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 15th day of August, 2007



Kathy A. Przytyczak (Notary Public)

Prepared By: Earl L. Simon
4709 W. Golf, Suite 475
Skokie, Illinois 60076

Mail To:
Ramsen Isaac
25 E. Washington, Suite 1237
Chicago, IL 60602

Name & Address of Taxpayer:
Germaine D. Bagun and Shirley Palmer
7610-14 Crawford, Unit 202-A
Skokie, Illinois 60076

STATE OF ILLINOIS



AUG. 22. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000042859

REAL ESTATE TRANSFER TAX
00180.00
FP 103032

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$540
Skokie Office 08/15/07

COOK COUNTY
STATE TRANSACTION TAX



AUG. 22. 07

REVENUE STAMP

0000042963

REAL ESTATE TRANSFER TAX
00090.00
FP 103034

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 202-A AND P-2 IN THE GIDEON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 (EXCEPT THE NORTH 9.69 FEET THEREOF AND EXCEPT STREET), ALSO LOTS 4 THROUGH 7 (EXCEPT STREET) AND LOT 8 (EXCEPT THE SOUTH 9.00 FEET THEREOF AND EXCEPT STREET) IN BLOCK 12 IN GEORGE F. NIXON AND COMPANY'S RAPID TRANSIT PARK, A SUBDIVISION OF PART OF LOTS 1 THROUGH 14 IN HENRY HARRER'S ESTATE PARTITION IN SECTIONS 26 AND 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717115068; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-2, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0717115068.

Property of Cook County Clerk's Office