

UNOFFICIAL COPY



Doc#: 0724342023 Fee: \$28.00  
Elgene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/31/2007 08:48 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

1 OF 2  
LND  
SA 2244841  
ABarnett  
CT1

THE GRANTOR(S), S & Z Winchester, LLC, an Illinois Limited Liability Company, of the City of Chicago, 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 Julie M. Gnoyke and Gerrerd Seeley-Abrams, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 2828 N Burling, #309, 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:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** the general real estate taxes not due and payable at the time of Closing; the Declaration, including all amendments and exhibits thereto and bylaws; applicable zoning and building laws, building and building line restrictions, and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; streets and highways, if any; private, public and utility easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, easements, permits and agreements of record; liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; stock objections contained in policies of title insurance; unconfirmed special taxes or assessments; general taxes for the year 2005 and subsequent years; existing unrecorded leases and all rights thereunder of the Lessees and of any person or party claiming any, through or under the Lessees; Encroachments as disclosed on the Plat of Survey.

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

Permanent Real Estate Index Number(s): 14-18-206-008-0000  
Address(es) of Real Estate: 4656 N Winchester Ave, Unit #2, Chicago, Illinois 60640

Dated this 24<sup>th</sup> day of August, 2007

S & Z Winchester, LLC, an Illinois Limited Liability Company

By: \_\_\_\_\_  
James Stengel  
Managing Member

3/8

Box 374

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STATE OF ILLINOIS, COUNTY OF COOK IS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT S & Z Winchester, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) 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 24<sup>th</sup> day of August, 2007



*Michele L. Oatsvall* (Notary Public)

**Prepared By:** Jeffrey Sanchez  
55 West Monroe St, Ste 3950  
Chicago, Illinois 60603

**Mail To:**  
James W. Schultz  
6137 N Elston Ave  
Chicago, Illinois 60646

**Name & Address of Taxpayer:**  
Julie M. Gnoyke and Gerrerd Seeley-Abrams  
4656 N Winchester Ave, Unit #2  
Chicago, Illinois 60640

CITY OF CHICAGO



AUG. 29. 07

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000017769

REAL ESTATE TRANSFER TAX
02268.75
FP 102805

STATE OF ILLINOIS



AUG. 29. 07

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000104567

REAL ESTATE TRANSFER TAX
00302.50
FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG. 29. 07

COUNTY TAX

REVENUE STAMP

# 0000104808

REAL ESTATE TRANSFER TAX
00151.25
FP 102802

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**EXHIBIT 'A'****Legal Description**

UNIT 4656-2 IN THE TERRACES OF WINCHESTER CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN RESUBDIVISION OF LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 4.58 FEET OF LOT 3) IN BLOCK 4 IN RAVENSWOOD IN PART OF SECTIONS 17 AND 18, TOWNSHIP 40 NORTH, RANGE 14, 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 0600319035; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THERE WAS NO TENANT IN THE UNIT PRIOR TO THIS CONVEYANCE AND NO NOTICE WAS THEREFORE REQUIRED TO BE GIVEN UNDER ANY APPLICABLE RULE, LAW OR ORDINANCE.

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, 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