

UNOFFICIAL COPY

PREPARED BY:

Stuart H. Wolf
3345 North Arlington Heights Road
Arlington Heights, IL 60004



Doc#: 0724840162 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/05/2007 03:00 PM Pg: 1 of 2

MAIL TAX BILL TO:

Frank C. Sabatini
180 E. Pearson St., #4503 2423 SE 37th St.
Chicago, IL 60611 Topeka KS 66605

MAIL RECORDED DEED TO:

Kenneth S. Strauss
Strauss & Watychowicz
115 S. Emerson Street
Mt. Prospect, IL 60056

JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Fred Tokowitz, a single person, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Frank C. Sabatini and Judith L. Sabatini, husband and wife, of 2423 S.E. 37th Street, Topeka, Kansas 66605, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT NUMBER 4503, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN CALLED "CONDOMINIUM PROPERTY") IN COOK COUNTY, ILLINOIS; LOTS 4 THROUGH 18, BOTH INCLUSIVE, AND INCLUDING LOTS 7-A, 7-B, 7-C, 7-D, 7-E, 7-F, 11-A AND 11-B IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF A PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST RESUBDIVISION, RECORDED DECEMBER 30, 1975, WITH THE COOK COUNTY RECORDER OF DEEDS, AS DOCUMENT NUMBER 23 339 677, WHICH SURVEY (HEREIN CALLED "SURVEY") IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENTS, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR 180 EAST PEARSON STREET CONDOMINIUM, CHICAGO, ILLINOIS (HEREIN CALLED "DECLARATION"), RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ON MARCH 29, 1976, AS DOCUMENT NUMBER 23 432 350, AS AMENDED FROM TIME TO TIME; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE CONDOMINIUM PROPERTY (EXCEPTING FROM THE CONDOMINIUM PROPERTY ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-03-226-065-1087
Property Address: 180 E. Pearson St., #4503, Chicago, IL 60611

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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

Dated this 23rd Day of August 20 07

Signature of Fred Tokowitz
Fred Tokowitz

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Altogether Title Guaranty Fund, Inc
1000 North Dearborn, Suite 2100
Chicago, Illinois 60610
Title Search Department

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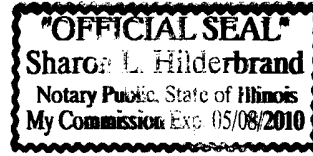
Joint Tenancy Warranty Deed - *Continued*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Fred Tokowitz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his 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 23rd Day of August 20 07

Sharon L. Hilderbrand
Notary Public

My commission expires: 5/8/2010



STATE TAX

STATE OF ILLINOIS

AUG. 29.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020351

REAL ESTATE TRANSFER TAX

01000.00

FP326652

STATE TAX

STATE OF ILLINOIS

AUG. 29.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020352

REAL ESTATE TRANSFER TAX

00100.00

FP326652

COUNTY TAX

COOK COUNTY

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000035305

REAL ESTATE TRANSFER TAX

00550.00

FP326665

CITY TAX

CITY OF CHICAGO

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000031326

REAL ESTATE TRANSFER TAX

01000.00

FP326650

CITY TAX

CITY OF CHICAGO

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000031325

REAL ESTATE TRANSFER TAX

01000.00

FP326650

CITY TAX

CITY OF CHICAGO

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000031323

REAL ESTATE TRANSFER TAX

01000.00

FP326650

CITY TAX

CITY OF CHICAGO

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000031319

REAL ESTATE TRANSFER TAX

01000.00

FP326650

CITY TAX

CITY OF CHICAGO

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000031320

REAL ESTATE TRANSFER TAX

01000.00

FP326650

CITY TAX

CITY OF CHICAGO

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000031324

TRANSFER TAX

01000.00

FP326650

CITY TAX

CITY OF CHICAGO

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000031321

REAL ESTATE TRANSFER TAX

01000.00

FP326650

CITY TAX

CITY OF CHICAGO

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000031322

REAL ESTATE TRANSFER TAX

01000.00

FP326650

CITY TAX

CITY OF CHICAGO

AUG. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000031327

REAL ESTATE TRANSFER TAX

00250.00

FP326650