

UNOFFICIAL COPY



Doc#: 0725541145 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2007 03:07 PM Pg: 1 of 3

2075046 10/2

(19)

WARRANTY DEED
(individual to individual)

MERCURY TITLE COMPANY, L.L.C.

THE GRANTORS:

Thomas C. Hibbard and Tamara K. Hibbard, husband and wife,

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid, CONVEYS and WARRANTS to:

Robert Rathburn and Rosalie Rathburn, husband and wife, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety,
640 West Roscoe, #1W
Chicago, Illinois 60657

M.G.R. TITLE

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to: Covenants, conditions, and restrictions of record, private, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years.

Hereby waiving all rights, TO HAVE AND TO HOLD said premises forever.

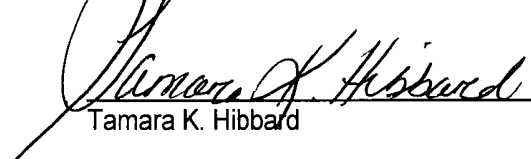
Permanent Real Estate Tax Number(s): 14-20-414-019-1068

Address(es) of Real Estate: 1157 West Roscoe, Chicago, Illinois 60657

DATED this 12th day of September, 2007

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)


Thomas C. Hibbard (SEAL)


Tamara K. Hibbard (SEAL)

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State of Illinois)
ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that:

Thomas C. Hibbard and Tamara K. Hibbard

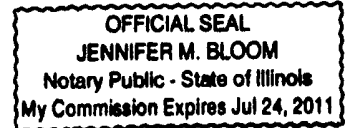
personally known to me to be the same person whose names is subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that
they signed, sealed and delivered the said instrument as their free and voluntary act, for
the uses and purposes therein set forth, including the release and waiver
of the right of homestead.

IMPRESS
SEAL
HERE

Given under my hand and official seal, this 4th day of September 2007.

Commission expires 07.24.11


Notary Public



This instrument was prepared by: Gary L. Plotnick
Schain, Burney, Foss & Citron, Ltd.,
222 N. LaSalle St. Suite 1910,
Chicago, Illinois 60601

AFTER RECORDING MAIL TO:

Emily Chadwick
McCormick, Braun, Friman, LLC
217 N. Jefferson, 1st Floor
Chicago, Illinois 60661

SEND SUBSEQUENT TAX BILLS TO:

Robert Rathburn
1157 W. Roscoe
Chicago, Illinois 60657

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
~~529242 \$3,187.50~~
09/12/2007 09:39 Batch 07204 23



STATE OF ILLINOIS

STATE TAX



SEP. 12. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000019138

REAL ESTATE
TRANSFER TAX

0042500

FP 103037

COUNTY TAX



COOK COUNTY
REAL ESTATE TRANSACTION TAX

SEP. 12. 07

REVENUE STAMP

0000031419

REAL ESTATE
TRANSFER TAX

0021250

FP 103042

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UNIT 1157 IN HAWTHORNE COURT TOWNHOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 TO 24, BOTH INCLUSIVE, AND LOT 42 (EXCEPT THE SOUTH 16 FEET THEREOF PREVIOUSLY DEDICATED FOR PUBLIC ALLEY) AND LOTS 43 TO 48, BOTH INCLUSIVE, ALSO THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 1 TO 6, INCLUSIVE, AFORESAID AND THE NORTH 9 FEET OF LOT 7 AFORESAID AND WEST AND ADJOINING THE NORTH 9 FEET OF LOT 42 AFORESAID AND ALL OF LOTS 43 TO 48 AFORESAID BOTH INCLUSIVE, ALL IN BLOCK 1 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87333507 AND AMENDED BY DOCUMENT 88097268, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN #: 14-20-414-019-1068

Commonly known as: 1157 W. ROSCOE AVE 1
CHICAGO, Illinois 60657