

UNOFFICIAL COPY

3 of 5



THIS INSTRUMENT PREPARED BY:

Matthew B. Brotschul
BROTSCSCHUL POTTS LLC
230 W. Monroe
Suite 2250
Chicago, Illinois 60606

Doc#: 0726111061 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/18/2007 10:58 AM Pg: 1 of 3

070384700013

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

Mr. John Zimmerman
1425 W. Balmoral Avenue
Chicago, Illinois 60640

WARRANTY DEED

THIS INDENTURE, made as of August 31, 2007, from **SCOTT A. SANDSCHAFFER & LUCIANA GALESI, husband and wife**, having an address of c/o Brotschul Potts LLC, 230 W. Monroe, Suite 2250, Chicago, Illinois 60606 ("Grantor"), to **AMANDA KREISS & BRIAN MARCHESE, JOINT TENANTS**, having an address of 658 W. WELLINGTON, CHICAGO, IL 60657 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations of record and otherwise.

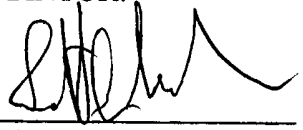
zpb

Chicago Title Guaranty Fund, Inc
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department


UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:


SCOTT A. SANDSCHAFER


LUCIANA GALESİ

CITY OF CHICAGO
CITY TAX  SEP. 13. 07
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000031651

REAL ESTATE TRANSFER TAX
0087500
FP326650


ACKNOWLEDGEMENT

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, Scott A. Sandschafer & Luciana Galesi appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 31st day of August, 2007.

OFFICIAL SEAL
MATTHEW B. BROTSCHUL
Notary Public - State of Illinois
My Commission Expires Nov 27, 2010



Notary Public

My commission expires on 11/27/2010

CITY OF CHICAGO
CITY TAX  SEP. 13. 07
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE


0000031649

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY OF CHICAGO
CITY TAX  SEP. 13. 07
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE


0000031648

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY OF CHICAGO
CITY TAX  SEP. 13. 07
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000031650

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY OF CHICAGO
CITY TAX  SEP. 13. 07
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000031647

REAL ESTATE TRANSFER TAX
01000.00
FP326650

UNOFFICIAL COPY

EXHIBIT A

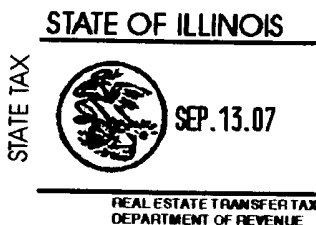
LEGAL DESCRIPTION

Parcel 1-A: The South 37.64 feet of Lot 3 in the Subdivision of Lots 4, 5, 6, 7, 8 and 9 in Block 4 in the Subdivision of 20 acres North and adjoining the South 30 acres of the West 1/2 of the Northwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 1-P: Easement for the benefit of Parcel 1-A, as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements dated June 28, 1988 and recorded June 6, 1988 as Document No. 88296380 and as created by the Deed from Albany Bank and Trust, Trust No. 11-4345 to Jonathon T. Megerian and Elsie Megerian recorded October 12, 1988 as Document No. 88469113.

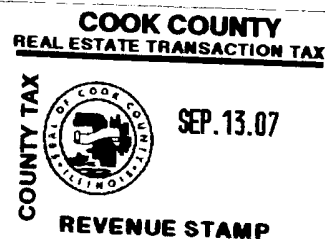
P.I.N: 14-28-107-082-0000
 PROPERTY ADDRESS: 658 W. WELLINGTON, CHICAGO, ILLINOIS 60657

MAIL TAX BILL TO: AMANDA KREZZ
658 W. Wellington Avenue
Chicago IL
60657



0000020629

REAL ESTATE TRANSFER TAX
00650.00
FP326652



0000035599

REAL ESTATE TRANSFER TAX
00325.00
FP326665