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WARRANTY DEED (STATUTORY-ILLINOIS)



Doc#: 0726311048 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2007 10:36 AM Pg: 1 of 3

THE GRANTOR, Elias Group, Inc.,
a corporation created and existing under and
by virtue of the laws of the State of Illinois and
duly authorized to transact business in the State
of Illinois, for and in consideration of
the Sum of TEN (\$10.00) DOLLARS, in
hand paid, the sufficiency of which is hereby
acknowledged, conveys and warrants to: DANIEL
LARKIN, CHRISTINE LARKIN

of 2112 W. BELMONT AVE, #3
CHICAGO, IL 60618
GRANTEES,

[Strike Those Not Applicable]

- ~~ET (1) Individually,~~
- ~~ET (2) Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety,~~
- (3) Not as Tenants in Common, but as Joint Tenants,
- ~~ET (4) Not as Joint Tenants, but as Tenants in Common.~~

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: SEE ATTACHED LEGAL DESCRIPTION, 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 FOREVER, subject to: Real Estate taxes for the year 2006 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

PIN: 14-19-330-041-0000
Address of Real Estate: 2112 West Belmont, Unit 3, Chicago, IL

DATED THIS 12th DAY OF September, 2007

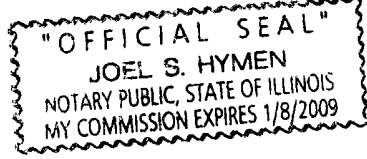
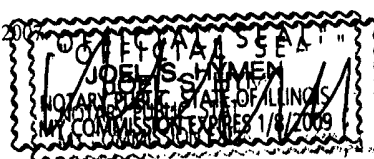
Elias Group, Inc.

By: Elissaveta Tchavdarov
Elissaveta Tchavdarov, President

State of Illinois, County of Cook ss. I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT Elissaveta Tchavdarov, as President of Elias Group, Inc., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the use and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 12th day of September, 2007

Joel S. Hymen
Notary Public
Commission Expires: _____



This instrument prepared by Joel S. Hymen, 1411 McHenry Road., Buffalo Grove, IL 60089

Mail To:
BERNARD J. KOMPARE
1024 119TH ST.
LEMONI, IL 60439

Send Subsequent Tax Bill To:
DANIEL LARKIN
2112 W. BELMONT, #3
CHICAGO, IL 60618

BOX 334 CTI

2/14

CTA

ST-5 00285

MTN

3E

3

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Property

STATE OF ILLINOIS



SEP. 14.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000043634

REAL ESTATE
TRANSFER TAX

00470.00

FP 102022

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 14.07

COUNTY TAX

REVENUE STAMP

0000047130

REAL ESTATE
TRANSFER TAX

00235.00

FP 103034

CITY OF CHICAGO



SEP. 14.07

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015670

REAL ESTATE
TRANSFER TAX

03525.00

FP 103033

COOK COUNTY

Recorder's Office

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LEGAL DESCRIPTION RIDER

PARCEL 1:

UNIT R-3 IN THE 2112 W. BELMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOT 43 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 47 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ THEREOF), EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0701815059 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0701815059.

Property of Cook County Clerk's Office

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