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Doc#: 0805242091 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/21/2008 11:07 AM Pg: 1 of 4

**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

**THE GRANTOR(S)**

Above Space for Recorder's use only

**WALTON BUILDERS, INC., an Illinois 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 (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, **CONVEYS and WARRANTS to**

**TIMOTHY STREIFF AND VANNESSA STREIFF, 1419 N. STATE PARKWAY, UNIT 604, CHICAGO, IL 60610.**

as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *\* See Attached legal description*

~~UNIT NUMBER 3 IN 1538 W. WALTON CONDOMINIUM, DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:~~

~~LOTS 99 IN BIKERDIKE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 21 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS~~

~~WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2007 AS DOCUMENT NUMBER 0715725112; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.~~

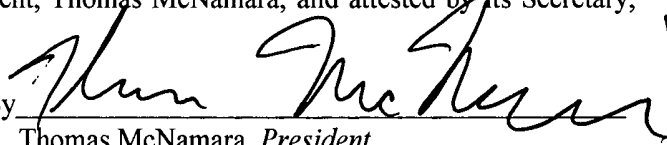
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **\*TO HAVE AND TO HOLD SAID PREMISES** as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

Permanent Index Number (PIN): **17-05-314-035-0000 (affects underlying property)**

Address(es) of Real Estate: **1538 WEST WALTON STREET, UNIT 3, CHICAGO, ILLINOIS 60622**

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2007 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, Thomas McNamara, and attested by its Secretary, this 15<sup>th</sup> day of February, 2008.

By   
Thomas McNamara, President

*4/19*

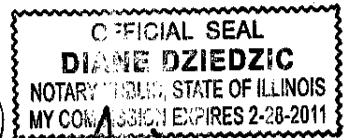
**BOX 334 CT**  
Walton Builders, Inc.

# UNOFFICIAL COPY

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas McNamara personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of February, 2008.

Commission expires: 02-28-2011



*[Handwritten Signature]*  
NOTARY PUBLIC


This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465


**MAIL TO:**  
EARL J. ROLOFF, ESQUIRE  
1060 LAKE STREET  
HANOVER, IL 60133

SEND SUBSEQUENT TAX BILLS TO:  
TIMOTHY STREIFF AND VANNESSA STREIFF  
1538 WEST WALTON STREET, UNIT 3  
CHICAGO, IL 60622


OR

Recorder's Office Box No. \_\_\_\_\_

STATE OF ILLINOIS	
	FEB. 20. 08
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000047198	REAL ESTATE TRANSFER TAX
	00445.00
	FP 103032

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	FEB. 20. 08
REVENUE STAMP	

REAL ESTATE TRANSFER TAX	
	00222.50
# 0000047307	FP 103034

CITY OF CHICAGO	
	FEB. 20. 08
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
CITY TAX	REAL ESTATE TRANSFER TAX
# 0000000419	03338.00
	FP 103033

# UNOFFICIAL COPY

## EXHIBIT "A"

THE TENANT OF UNIT 3 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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**STREET ADDRESS:** 1538 WEST WALTON STREET UNIT #3  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:**

**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT NUMBER (S) 3 IN 1538 W. WALTON CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 99 IN BICKERDIKE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 21 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2007 AS DOCUMENT NUMBER 0715715112; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0715715112.

Property of Cook County Clerk's Office