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WARRANTY DEED ILLINOIS STATUTORY, JOINT TENANTS

Doc#: 0817835068 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2008 11:32 AM Pg: 1 of 2

MAIL TO:

~~James Antonopoulos~~ John Grossman
~~Attorney at Law~~ 1733 W. Irving Park #41
5045 North Harlem Chicago, IL 60613
Chicago, Illinois 60656-3501
773-631-2220 Phone

The Grantor(s), Martha Caplan, ^{a single woman} in the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOI LARS, and other good and valuable consideration in hand paid, Convey(S) and Warrant(s) to John Grossman a single man, and Jennifer Minkus, a single woman, as joint tenants, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: 14-19-205-040-1061
Property Address: 1733 West Irving Park Road, Unit 411, Chicago, Illinois 60613

Dated this 6 Day of June, 2008

X Martha Caplan X _____
Martha Caplan

STATE OF Maryland, COUNTY OF Charles ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Martha Caplan, is/are personally known to me to be the same person(s) whose name(s) are 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.

Given under my hand and official seal, this 6th day of June, 2008

X Regina Miles-Biggs
Notary Public

Name of Taxpayer: John Grossman, 1733 West Irving Park Road, Unit 411, Chicago, Illinois 60613
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

SD 104664 No Party 1/23

BOX 334 CTI

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5104664 HNC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT 411 IN THE POST CARD PLACE CONDOMINIUM AS DELINEATED IN THE FOLLOWING DESCRIBED REAL ESTATE; LOTS 1 THROUGH 10, BOTH INCLUSIVE, IN BLOCK 2 IN BUECHNER'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF), ALL IN COOK COUNTY, ILLINOIS; ALSO THE WESTERLY 35 FEET OF LOT 44 IN BLOCK 2 IN H. C. BUECHNER'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTH EAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4), ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 1996 AS DOCUMENT 96948549, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

1733 W. IRVING PARK, #411, CHICAGO, IL 60613
14-19-205-040-1061

CITY OF CHICAGO

CITY TAX



JUN. 25. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
03150.00
000001551
FP 103032

STATE OF ILLINOIS

CIVIL TAX



JUN. 25. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000049959

REAL ESTATE TRANSFER TAX
00300.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 25. 08

REVENUE STAMP

0000050042

REAL ESTATE TRANSFER TAX
00150.00
FP 103034