

UNOFFICIAL COPY



This document prepared by (and after recording return to):)
 Name: Andrew K. Yablon)
~~Nicholas Cortesi~~)
 Firm/Company: Attorney at Law)
 Address: ~~11 South LaSalle St., Ste 3100~~)
 Address 2: 150 N. Wacker Dr. #2020)
 City, State, Zip: Chicago, Illinois ~~60603~~ 60606)
 Phone: ~~312-541-1661, x-12~~)
312-753-6070)

Doc#: 0819101097 Fee: \$42.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 07/09/2008 11:54 AM Pg: 1 of 4

-----Above This Line Reserved For Official Use Only-----

(Parcel Identification Number)

WARRANTY DEED (Individual to Individual)

THE GRANTOR Anna Davlantes, an individual, married unmarried, of 1365-1367 North Mohawk Street, Unit 3N, Chicago, Illinois, County of Cook, State of Illinois for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto Scott Seldess, an Individual, whose address is 1576 North Wells Street, Chicago, Illinois, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

FIRST AMERICAN

File # 1819589

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming or to claim the same, subject only to: covenants, conditions, and restrictions of record and general real estate taxes for the year 2007, 2nd installment, and subsequent years. 3q4

This Deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-04-122-127-1003

Address of Real Estate: 1365-1367 North Mohawk Street, Unit 3N, Chicago, Illinois 60610

WITNESS Grantor(s) hand(s) this the 30th day of May, 2008.


Anna Davlantes by her Attorney in fact, Nicholas Cortesi

Grantor
 Nicholas Cortesi, Attorney for Grantor

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



JUL.-3.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000053973

REAL ESTATE TRANSFER TAX
00539.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL.-3.08


REVENUE STAMP

0000054179

REAL ESTATE TRANSFER TAX
00269.50
FP 103028

CITY TAX

CITY OF CHICAGO



JUL.-3.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000249

REAL ESTATE TRANSFER TAX
05659.50
FP 102812

Department of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF Ill
COUNTY OF Cook

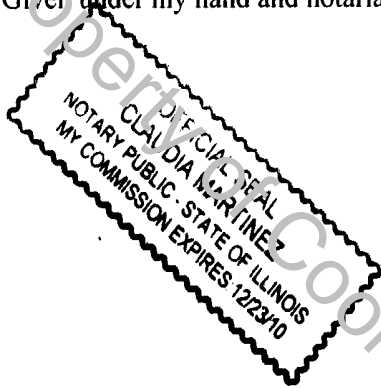
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nicolas Cortes personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this the 30 day of May, 2008.

Chanelle Mc
Notary Public

Chanelle Mc
Print Name

(SEAL)



Grantor(s) Name, Address, phone:

N. Cortes
11 S. LaSalle St #3100
Chicago, IL 60603

Grantee(s) Name, Address, phone:

Scott L. Seldess
1365 N. Mohawk #3 N
Chicago, IL 60640

SEND TAX STATEMENTS TO GRANTEE

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 3N, IN THE 1365-67 NORTH MOHAWK CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 25 AND 26 IN ROYAL HOUGHTON'S SUBDIVISION OF BLOCK 6 IN THE STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00-559490, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1S, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AS EXHIBIT "D" AFORESAID AS DOCUMENT 00-559490.

Permanent Index #'s: 17-04 122-127-1003 Vol. 0497

Property Address: 1367 North Mohawk Street, Unit 3N, Chicago, Illinois 60610

Property of Cook County Clerk's Office