

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0822726069 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/14/2008 09:34 AM Pg: 1 of 2

THE GRANTOR, KERRY COX,
now known as Kerry Richlan,
divorced not since remarried, of the
City of Chicago, County of Cook,
State of Illinois, for and in
consideration of TEN DOLLARS
and other good and valuable
considerations in hand paid,
CONVEYS and WARRANTS to
Matthew Osvyth, 3033 N.
Sheridan #1204, Chicago, Illinois
60614,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See reverse for legal description

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: 14-20-401-025-1004

Address of Real Estate: 1100 W. Cornelia, Unit 103, Chicago, Illinois 60657

Kerry Cox
Kerry Richlan

Dated this 25th day of July, 2008

(SEAL)
Kerry Cox, now known as Kerry Richlan

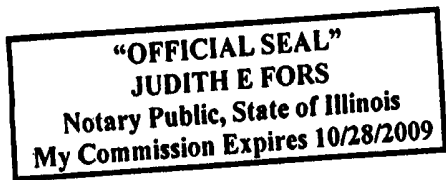
State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Kerry Cox, now known as Kerry Richlan, divorced not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of July, 2008

Judith E. Fors

NOTARY PUBLIC



80002051062

STERLING TITLE SERVICES, LLC

gob

UNOFFICIAL COPY

Legal Description

PARCEL 1:

UNIT NO. 103 IN HAWTHORNE PLACE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BLOCK 4 IN ERNEST J. LEHMANN'S SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING NORTH OF AND ADJOINING THE NORTH LINE OF CORNELIA STREET AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF EDDY STREET DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

A STRIP OF LAND 25 FEET ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTER LINE; COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 4 WHICH IS 201.8 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHEASTERLY 301.2 FEET; THENCE NORTHEASTERLY ON A 2 DEGREE CURVE TO THE LEFT 725 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4 WHICH IS 585.8 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 4, (EXCEPT THE WESTERLY 18 FEET LYING SOUTHERLY OF THE FOLLOWING LINE: BEGINNING ON THE WESTERLY LINE AN ARC DISTANCE OF 195.25 FEET FROM THE SOUTH WESTERLY CORNER, THENCE SOUTHEASTERLY 60 DEGREES FROM THE CHORD TO SAID SOUTHWESTERLY CORNER.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89392507 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-14, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89392507.

SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

This instrument was prepared by: Judith E. Fors, 4669 N. Manor, Chicago IL 60625

Mail to: Dominic J. Mancini
133 Fuller Rd
Hinsdale, IL 60521

Send subsequent tax bills to: Matthew Ozsvath
1100 100 W. Cornelia #103
Chicago, IL 60657

Real Estate
Transfer Stamp
\$2,924.25
City of Chicago
Dept. of Revenue
559960
08/08/2008 09:37
Batch 07209 20



STATE TAX

STATE OF ILLINOIS

AUG.-8.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000033544

REAL ESTATE TRANSFER TAX
0027850
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG.-8.08

REVENUE STAMP

0000045809

REAL ESTATE TRANSFER TAX
0013925
FP 103042