

After Recording Return to:

National Link
400 Corporation Dr
Alliuppa PA 15001
#173188 (4)



Doc#: 0823310043 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2008 01:47 PM Pg: 1 of 6

This Instrument Prepared by:

William E. Curphey & Assoc.
2605 Enterprise Road
Suite 155
Clearwater, Florida 33759

This space for recording information only

Mail Tax Statements To:

John P. Stack and Stephanie Fox
1071 West 15th St., #103
Chicago, IL 60608

Property Tax ID#: 17-20-227-059-1003 & 17-20-227-059-1269

WARRANTY DEED

[William E. Curphey & Assoc]
[by: *WEC*]

This WARRANTY DEED, executed this 14th day of AUGUST, 2008, JOHN P. STACK, a single man, hereinafter called GRANTOR, grants to JOHN P. STACK, a single man and STEPHANIE FOX, a single woman, as joint tenants with rights of survivorship, hereinafter called GRANTEES:

Wherever used herein the terms "GRANTOR" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, viz:

ALL THAT CERTAIN CONDOMINIUM UNIT SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

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PARCEL 1: UNIT 103 AND GARAGE UNIT 73 IN THE UNIVERSITY COMMONS III CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; LOTS 133 THROUGH 166, INCLUSIVE, IN SOUTH WATER MARKET, A SUBDIVISION IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO: THAT PARK OF THE EAST-WEST 20 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINES OF LOT 133 THROUGH 166, BOTH INCLUSIVE, IN SOUTH WATER MARKET AFORESAID, LYING NORTH OF THE NORTH LINES OF LOTS 81 THROUGH 108, BOTH INCLUSIVE IN J.H. REE'S SUBDIVISION AFORESAID LYING NORTH ON A LINE 20 FEET SOUTH OF AND SAID PARALLEL WITH THE SOUTH LINES OF LOTS 159 THROUGH 166, BOTH INCLUSIVE, IN SOUTH WATER MARKER AFORESAID LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 133 IN SOUTH WATER MARKER AFORESAID, AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 166 IN SOUTH WATER MARKER AFORESAID, SAID PUBLIC ALLEYS AND PART OF THE PUBLIC ALLEYS BEING FURTHER DESCRIBED AS ALL OF THE EAST-WEST 20 FOOT PUBLIC ALLEYS AND PART OF THE EAST-WEST 48.86 FOOT, MORE OR LESS, PUBLIC ALLEYS IN THE AREA BOUNDED BY WEST 14TH PLACE, SOUTH MORGAN STREET, THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND SOUTH RACING AVENUE; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #0605934007, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT #0605934007, AS AMENDED FROM TIME TO TIME.

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Property Address: 1071 West 15th St., #103, Chicago, IL 60608

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey

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said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Witness



JOHN P. STACK

Printed Name

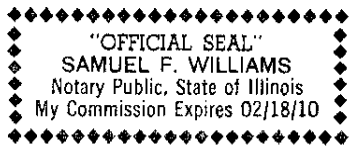
Witness

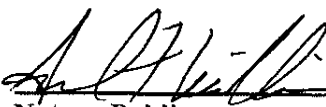
Printed Name

STATE OF ILLINOIS)

COUNTY OF COOK)

The foregoing instrument was hereby acknowledged before me this 14TH day of AUGUST, 2008, by JOHN P. STACK, who is personally known to me or who has produced DRIVER LICENSE, as identification, and who signed this instrument willingly.





Notary Public
My commission expires: 02-18-2010

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by:
William E. Curphey & Assoc.
2605 Enterprise Road, East
Suite 155
Clearwater, Florida 33759

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Exhibit "A" Legal Description

All that certain Condominium Unit situated in the County of Cook, State of Illinois, being known and designated as follows:

PARCEL 1: Unit 103 and Garage Unit 73 in the University Commons III Condominiums, as delineated on a survey of the following described property: Lots 133 through 166, inclusive, in South Water Market, a subdivision in the Northeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

ALSO: That part of the East-West 20 foot public alley lying South of the South lines of Lot 133 through 166, both inclusive, in South Water Market aforesaid, lying North of the North lines of Lots 81 through 108, both inclusive, in J.H. Ree's Subdivision aforesaid lying North on a line 20 feet South of and said parallel with the South lines of Lots 159 through 166, both inclusive, in South Water Market aforesaid lying East of the Southerly extension of the West line of Lot 133 in South Water Market aforesaid, and lying West of the Southerly extension of the East line of Lot 166 in South Water Market aforesaid, said public alleys and part of the public alleys being further described as all of the East-West 20 foot public alleys and part of the East-West 48.86 foot, more or less, public alleys in the area bounded by West 14th Place, South Morgan Street, the North right-of-way line of the Union Pacific Railroad and South Racing Avenue; which survey is attached to the Declaration of Condominium recorded as Document #0605934007, as amended from time to time, together with an undivided percentage interest in the common elements.

PARCEL 2: The exclusive right to use storage space S-3, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document #0605934007, as amended from time to time.

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Issued At: Registered Title Insurance Agent:
NationalLink
400 Corporation Drive
Aliquippa, PA 15001

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 8/19, 2008

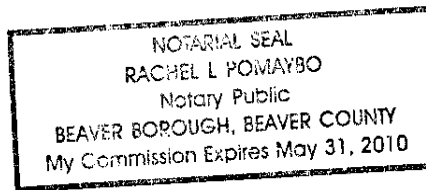
Signature: _____

[Handwritten Signature]

Grantor or Agent
Fiedorczyk

Subscribed and sworn to before me by the said Jocilyn Fiedorczyk this 19 day of August, 2008.

Rachel L Pomaybo
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 8/19, 2008

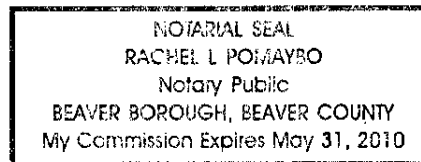
Signature: _____

[Handwritten Signature]

Grantee or Agent
Fiedorczyk

Subscribed and sworn to before me by the said Jocilyn Fiedorczyk this 19 day of August, 2008.

Rachel L Pomaybo
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ PA } SS.

County of Beaver

J. J. J. J. J., being duly sworn on oath, states that John P. Stack & Stephanie Fox resides at 1071 West 15th St #103 Chicago IL 60608. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me
this 19 day of August, 2008.
Rachel L Pomaybo

[Signature]

NOTARIAL SEAL
RACHEL L POMAYBO
Notary Public
BEAVER BOROUGH, BEAVER COUNTY
My Commission Expires May 31, 2010