

WARRANTY DEED

UNOFFICIAL COPY



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Statutory (Illinois) (Individual to Individual)

Doc#: 0823941068 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/26/2008 02:28 PM Pg: 1 of 3

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Ben M. Moran, a single person 2237.5 N. Lincoln Avenue, Unit A1 Chicago, IL 60614

of the City of Chicago County of Cook State of Illinois for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,

CONVEY s and WARRANT s to Daniel L. Toboja 1923 N. Sedgewick St., Apt. 1F Chicago, Illinois 60614

(Names and Address of Grantee) the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Above Space for Recorder's Use Only

As legally described in Exhibit A attached hereto and made a part hereof.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s)

; and to General Taxes for 2007 and subsequent years.

Permanent Real Estate Index Number(s): 14-33-110-048-1007

Address(es) of Real Estate: 2237.5 N. Lincoln Ave., Unit C1 Chicago, IL 60614

DATED this: 20th day of August 2008

Please print or type name(s) below signature(s) X Ben M. Moran (SEAL) (SEAL) Ben M. Moran (SEAL) (SEAL)

City of Chicago Real Estate Dept. of Revenue Transfer Stamp 561270 \$3,612.00 08/26/2008 09:38 Batch 07219 19



M.G.P. TITLE

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INDIVIDUAL TO INDIVIDUAL  
**Warranty Deed**

TO

STATE TAX

STATE OF ILLINOIS

AUG. 26.08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000034175

REAL ESTATE TRANSFER TAX

00344.00

FP 103037

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 26.08

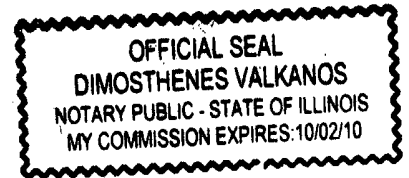
REVENUE STAMP

# 0000040339

REAL ESTATE TRANSFER TAX

00172.00

FP 103042



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 Ben M. Moran, a single person

IMPRESS  
SEAL  
HERE

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 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 official seal, this 20th day of August 2008

Commission expires 10-2 2010

*Dimosthenes Valkanos*  
NOTARY PUBLIC

This instrument was prepared by Dean Kalamatianos, 1730 W. Carroll Ave., Chicago, Illinois 60612

MAIL TO: Joseph M. Deftketo  
(Name)  
801 N. Cass Ave.  
(Address)  
Westmont, IL 60559  
(City, State and Zip)

SEND SUBSEQUENT BILLS TO:

Daniel L. ToBoja  
(Name)  
2237 1/2 N. Lincoln #A-7  
(Address)  
Chgo, IL 60614  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT C-1 IN THE LINCOLN PARK TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 31-34, INCLUSIVE, IN BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0420945087, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THIS CONVEYANCE IS MADE SUBJECT ONLY TO THE FOLLOWING, IF ANY: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE BY OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED CONDOMINIUM DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.