



0827742011D

Doc#: 0827742011 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/03/2008 09:09 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, 512 S. Claremont, Inc., ~~INC.~~, an Corporation, in consideration of ten dollars lawful money of the United States, CONVEYS and WARRANTS to the GRANTEE, Lourdes A. Patawaran, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 2 IN THE 512 S. CLAREMONT CONDOMINIUM GROUP AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 41 IN BLOCK 2 IN THE SUBDIVISION OF LOTS 1 TO 12, BOTH INCLUSIVE, OF BLOCK 12 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0817216056; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, STORAGE SPACE S-2, AND BALCONY B-2 ARE LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0817216056, AS AMENDED FROM TIME TO TIME.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This deed is subject to any covenants, conditions, and restrictions of public record; declaration of condominium ownership recorded June 20, 2008 and amendments, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2007 and subsequent years.


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Nadret Jm CTC SA3993087


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Property of Cook County Clerk's Office

CITY OF CHICAGO
 CITY TAX

 SEP. 30. 08
 # 0000004221
REAL ESTATE TRANSFER TAX
 02340.00
 FP 102805
REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

COOK COUNTY
 COUNTY TAX
REAL ESTATE TRANSACTION TAX

 SEP. 30. 08
 # 0000001446
REAL ESTATE TRANSFER TAX
 00140.00
 FP 102802
REVENUE STAMP

STATE OF ILLINOIS
 STATE TAX

 SEP. 30. 08
 # 0000003625
REAL ESTATE TRANSFER TAX
 00280.00
 FP 102808
REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

UNOFFICIAL COPY

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

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

Permanent Index Number: 17-18-127-035-0000

Address of Real Estate: 512 South Claremont, Unit 2
Chicago, Illinois 60612

IN WITNESS WHEREOF, the party of the grantor has duly executed this deed the day and year above written on September 29, 2008.

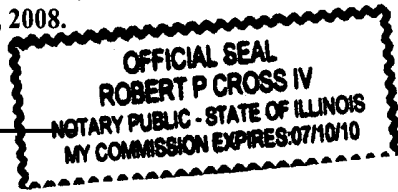
512 S. Claremont, Inc. by its president
Rostislav Shelegeda

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, a Notary Public, in and for said county and state, do hereby certify that Rostislav Shelegeda personally appeared before me and presented of photo identification, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal,
this 29 day of September, 2008.
My commission expires

Notary Public



This instrument was prepared by:

Robert Patterson Cross IV, Ltd.
1255 North Ashland Avenue
Chicago, IL 60622

Mail to:

Scott D. Hodes, Esq.
180 North LaSalle Street, Suite 1916
Chicago, IL 60601

Send tax bills to:

Lourdes A. Patawaran
512 South Claremont, Unit 2
Chicago, IL 60612