

# UNOFFICIAL COPY

## WARRANTY DEED

### Ticor Title Insurance

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )



Doc#: 0831135084 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/06/2008 11:29 AM Pg: 1 of 3

**GRANTORS** Jeffrey M. Pellati and Stephanie Pellati, husband and wife, as tenants by the entirety, of 1235 W. George No. 112, Chicago, Illinois 60657, County of Cook, for and in consideration of Ten Dollars (\$10.00), in hand paid,

**TRANSFER, CONVEY, and WARRANT to GRANTEES** Kevin Frank and Katrina M. Frank, husband and wife, not as joint tenants nor tenants in common but as tenants by the entirety, of 333 W. Hubbard, No. 417 Chicago, IL 60610, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, State of Illinois in fee simple absolute:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION.

PERMANENT INDEX NUMBERS: 14-29-127-048-1012  
14-29-127-048-1029  
14-29-127-048-1043

**TO HAVE AND TO HOLD** such forever, subject to matters of record, 2008 real estate taxes, and subsequent years, and the rights and easements, and assessments for the benefit of public utilities, quasi-public utilities, and the municipalities, including but not limited to the ordinances by the City of Chicago and County of Cook, relating to sewer and/or water system usage and rights, easements, and rights of way and those of the State of Illinois, and adjoining owners in roadways and public easements, and 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** all rights, Covenants, Conditions and Restrictions ("CC&Rs") of Record, (but omitting any such covenant or restriction based upon race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant: (a) is exempt under Chapter 42, Section 3607 of the *United States Code*; or, (b) relates to handicap but does not discriminate against handicapped persons) relating to the use of premises in question, to number, kind, character, height, approval of plans, cost, area, location, approval of buildings to be erected on said premises; consents for erection of boat houses or piers; sanitary facilities; fences; and/or natural flow of water on premises.

Send subsequent tax bills to:  
Kevin Frank and Katrina M. Frank  
1235 W. George No. 112  
Chicago, IL 60657  
Cook County

BOX 15

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IN WITNESS WHEREOF, Grantors have signed and sealed this Warranty Deed in the City of Chicago, County of Cook, State of Illinois this 23<sup>rd</sup> day of October, 2008.

By: *Jeffrey M. Pellati*  
Jeffrey M. Pellati

By: *Stephanie Pellati*  
Stephanie Pellati

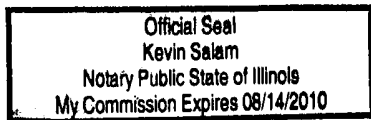
This instrument was prepared by:  
Dina De Laurentis, Esq.  
Wolf, Holland & Solovy, L.L.P.  
40 Skokie Boulevard, Ste. 105  
Northbrook, Illinois 60062  
Cook County

Mail this instrument to:  
Thomas W. Murphy, Esq.  
Pedersen & Houpt  
161 N. Clark St., Suite 3100  
Chicago, IL 60601  
Cook County

State of Illinois     )  
                                  ) SS  
County of Cook     )

The undersigned a notary public in and for the above County and State, certifies that Jeffrey M. Pellati and Stephanie Pellati, who provided proof to be the same persons whose names are subscribed herein appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principals, individually and collectively, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 23<sup>rd</sup> day of October, 2008.



By: *[Signature]*  
Notary Public of Cook County

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STREET ADDRESS: 1235 W GEORGE STREET #112  
CITY: CHICAGO COUNTY: COOK COUNTY  
TAX NUMBER: 14-29-127-048-1012

**LEGAL DESCRIPTION:**

PARCEL 1:


UNIT NUMBERS 112, PU-3 AND PU-17 IN THE GEORGE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 4 THROUGH 10, BOTH INCLUSIVE, IN ALBERT WISNER'S SUBDIVISION OF BLOCK 10 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98045277; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:


THE EXCLUSIVE RIGHT TO USE STORAGE LOCKET S-112 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98045277.

**CITY OF CHICAGO**  
CITY TAX  
  
OCT. 31. 08  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000008947  
**REAL ESTATE TRANSFER TAX**  
05565.00  
FP 102803

**STATE OF ILLINOIS**  
STATE TAX  
  
OCT. 31. 08  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000044053  
**REAL ESTATE TRANSFER TAX**  
00530.00  
FP 102809

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
  
OCT. 31. 08  
REVENUE STAMP

# 0000043905  
**REAL ESTATE TRANSFER TAX**  
00265.00  
FP326707