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Warranty Deed Statutory (ILLINOIS)

This document was prepared by:
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Two North LaSalle Street
Suite 2200
Chicago, IL 60602-3801



Doc#: 0900231042 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2009 12:48 PM Pg: 1 of 3

THE GRANTORS, **Michael B. Gray and Nada Milakovic, as husband and wife**, of 2400 North Lakeview, #2503, Chicago Illinois 60614, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** their respective undivided interest to:

Carol Frank
355 W. Belden Street
Chicago, IL 60614

in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See page 3 for legal description.)

Permanent Index Number(s) (PIN): 14-28-322-038-1230

Address(es) of Real Estate: 2400 North Lakeview
#2503
Chicago, Illinois 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

[Signature pages follow.]

CT 8452080 M was NAs M

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DATED as of the 26th day of December, 2008

Michael B. Gray
Michael B. Gray

Nada Milakovic
Nada Milakovic

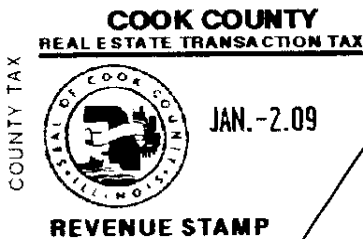
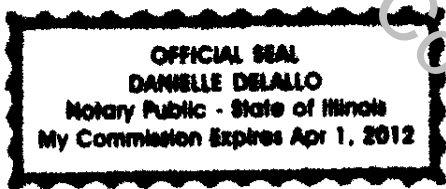
State of Illinois)

County of Cook) ss.

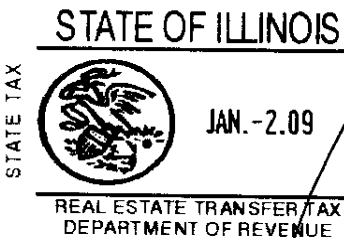
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael B. Gray and Nada Milakovic**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of December, 2008

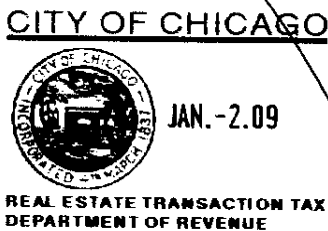
Notary Public Danielle DeZalio
Commission expires: 04/01/2012



REAL ESTATE TRANSFER TAX
00368.75
FP 103034



REAL ESTATE TRANSFER TAX
00737.50
FP 103032



REAL ESTATE TRANSFER TAX
07743.75
FP 103033

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Legal Description

Of premises commonly known as 2400 North Lakeview, #2503, Chicago, Illinois 60614

PARCEL 1:

UNIT 2503 IN THE 2400 LAKEVIEW CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN LOTS, OR PARTS THEREOF AND PART OF A PRIVATE ALLEY IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH EAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS "PARCEL");

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22583611, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT RECORDED AUGUST 15, 1981, AS DOCUMENT 1520807 FOR THE PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 (EXCEPT THE EAST 6 FEET OF LOT 8, LYING WEST OF AND ADJOINING SAID LOTS 1 AND 3) IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR BENEFIT OF PARCEL 1, AS CREATED BY GRANT RECORDED AUGUST 15, 1981 AS DOCUMENT 1520807 FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 (EXCEPT THE EAST 6 FEET OF LOT 8, LYING WEST AND ADJOINING SAID PARCEL "D"), IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE;
2. TERMS, PROVISION, COVENANTS AND CONDITIONS OF RECORD AND OF THE DECLARATION OF CONDOMINIUM, AND ALL AMENDMENTS THERETO;
3. ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS, AGREEMENTS AND CONDITIONS AFFECTING ALL OR ANY PORTION OF THE PROPERTY;
4. ALL BUILDING RESTRICTIONS AND ZONING REGULATIONS NOW OR HEREAFTER IN EFFECT, TO THE EXTENT ADOPTED BY ANY MUNICIPAL OR OTHER PUBLIC AUTHORITY AND RELATING TO ALL OR ANY PORTION OF THE PROPERTY;
5. LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; AND
6. INSTALLMENTS ASSESSED OR DUE AFTER DECEMBER 29, 2008 FOR ASSESSMENTS (WHETHER MONTHLY OR SPECIAL) ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM OR OTHERWISE.

Mail to:

<p>SARA G. Sumner 1617 N. Hogue Chicago IL 60647</p>
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SEND SUBSEQUENT TAX BILLS TO

Carol Frank

(Name)

2400 North Lakeview, #2503

(Address)

Chicago, IL 60614

(City, State and Zip)