UNOFFICIAL COPY

WARRANTY DEED

WHEN RECORDED, MAIL TO: Barbara M. Demos, Esq. 4746 North Milwaukee Chicago, Illinois 60630

SEND SUBSEQUENT TAX BILLS TO: Kevin Lozinak 4553 N. Magnolia, #404

Chicago, Illinois 60640



Doc#: 0903611000 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 02/05/2009 09:08 AM Pg: 1 of 3

GRANTORS, Grant C. Covell and Patricia McNamara n/k/a Patricia M. Covell, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, Kevin Lozinak, a single man, of Omaha, Nebraska, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-17-118-032-1024.

Property Address: 4553 N. Magnolia, #404, Chicago, Illinois 60640.

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

Subject to the following, if any: (1) General real estate taxes for the year 2008 and subsequent years (2) public and utility easements provided none of the foregoing interfere with Purchaser's use and enjoyment of the property as a residential condominium; (3) Purchaser's mortgages of record; if any, (4) covenants, conditions and restrictions of record; and (5) the Declaration of Condominium Ownership.

DATED this Pay of January, 2009.

Grant D. Covell

STATE OF ILLINOIS
COUNTY OF COOK

DATED this Patricia M. Namara n/k/a Patricia M. Covell

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that GRANT D. COVELL and PATRICIA MCNAMARA n/k/a PATRICIA M. COVELL, 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this _____ Day of January, 2009.

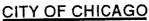
Notary Public

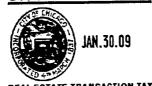
PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618

OFFICIAL SEAL
JAMES D ZAZAKIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/17/09

750 OFF.

UNOFFICIAL COPY





REAL ESTATE TRANSFER TAX

03517.50

FP 102807

STATE OF ILLINOIS

DEPARTMENT OF REVENUE



JAN.30.09

REAL ESTATE TRAN FER TAX

REAL ESTATE
TRANSFER TAX

00335,00

FP 102804

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN.30.09

EVENILE STAMP

REAL ESTATE TRANSPER TAX

00167,50

FP 102810

STEVART TITLE COMPANY 2055 W. Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000

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File Number: TM27350 NOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 404 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD IN COOK COUNTY ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS AS DOCUMENT NUMBER 0402119155 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-34 A LIMITED COMMON ELEMENT ("LCE") AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 404 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM THE GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-4D A LIMITED COMMON ELEMENT AS DELINEATED ON THE PLAT OF SURVEY AND THE LIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 404 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM THE GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS AS SET FORTH IN THE CA COMMICO DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Commonly known as:

4553 North Magnolia

Condo 404

Chicago IL

PIN/Tax Code:

14-17-118-032-1024