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Doc#: 0910050002 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/10/2009 09:52 AM Pg: 1 of 3



First American Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
Joint Tenants

THE GRANTOR(S) Kyle Betterton, single, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Kyle Gerhart and Holly Dunny, not as Tenants in Common, but as Joint Tenants, 3036 N. Southport, Chicago, IL 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: 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 by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as joint tenants forever.

Permanent Real Estate Index Number(s): 14-17-118-032-1023  
Address(es) of Real Estate: 4553 N. Magnolia, #403, Chicago, IL 60640

Dated this 18<sup>th</sup> day of March, 20 09

X   
Kyle Betterton

City of Chicago  
Dept. of Revenue  
576256  
04/08/2009 13:33 Batch 00759 111



Real Estate  
Transfer Stamp  
\$3,297.00

STATE OF ILLINOIS  
APR. 10. 09  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000002534  
REAL ESTATE  
TRANSFER TAX  
0031400  
FP 103051

902577  
1 of 2

FORT DEARBORN LAND TITLE, LLC

FASTDoc 09/2005

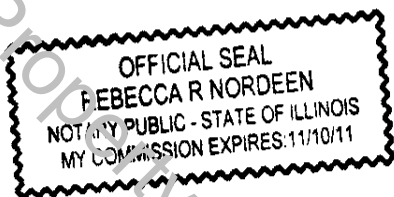
3

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. CERTIFY THAT Kyle Betterton, personally known to me to be the same person(s) whose name(s) 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 official seal, this 18th day of March, 20 09.

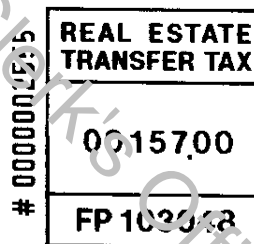
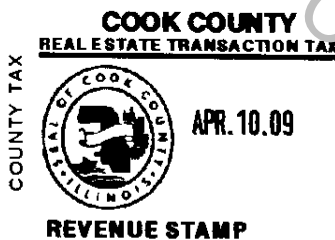


Rebecca R. Nordeen (Notary Public)

**Prepared by:**  
Judy DeAngelis  
Attorney at Law  
767 Walton Lane  
Grayslake, IL 60030

**Mail to:**  
Michelle Laiss  
Attorney at Law  
1530 W. Fullerton  
Chicago, IL 60614

**Name and Address of Taxpayer:**  
Kyle Gerhart and Holly Dunny  
4553 N. Magnolia, #403  
Chicago, IL 60640



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File No.: 902877

## EXHIBIT A

**Parcel 1:**

Unit 403 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  $\frac{3}{4}$  of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, together with part of the West  $\frac{1}{2}$  of said Northwest  $\frac{1}{4}$  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-33, a limited common element ("LCE"), as delineated on the plat of survey and the rights and easements for the benefit of Unit 403, 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-4E, a limited common element, as delineated on the plat of survey, and the rights and easements for the benefit of Unit 403, 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.