

# UNOFFICIAL COPY

## WARRANTY DEED

The GRANTORS, JAMES E. LARRICK, and LAURA E. LARRICK of 946 Winchester #2, Chicago, IL 60622, in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND WARRANT to the GRANTEE, TIMOTHY NELSON, of 675 Brookfield Lake Drive #48, Brookfield, WI 53045, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:



Doc#: 0916204009 Fee: \$38.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 06/11/2009 08:10 AM Pg: 1 of 2

**PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 946 NORTH WINCHESTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0522427000, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EXCLUSIVE RIGHT TO USE P-2 AND S-2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.**

**Permanent Index Number:** 17-06-421-049-1002

**Property Address:** 946 North Winchester #2, Chicago, IL 60622

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 real estate forever.

**SUBJECT TO:** general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; the Condominium Declaration with amendments, if any; the Condominium Property Act of the State of Illinois; regular monthly condominium assessments due after the date of closing; and, acts done or suffered by or through the grantees.

Dated this 1st day of June, 2009

JAMES E. LARRICK

LAURA E. LARRICK

BOX 334

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned Notary Public in and for said County and State, do hereby certify that JAMES E. LARRICK and LAURA E. LARRICK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and acknowledged that they signed said instrument as their free and voluntary act, for the uses and purposes contained therein, including the release and waiver of the right of homestead.

Witness my hand and seal, this 1st day of June, 2009




Deborah R. Jofbolt  
Notary Public

Commission Expires:  
06/08/13

This instrument was prepared by: Paul D. Fischer, Esq., Shefsky & Froelich Ltd, Suite 2800, 111 East Wacker Drive, Chicago, Illinois 60601.


AFTER RECORDING RETURN TO:

Bonnie Keating  
6230 N. Leona  
Chgo Ill 60646


CITY TAX		JUN.-3.09	# 0000005660	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
				REAL ESTATE TRANSACTION TAX	03874.50
				DEPARTMENT OF REVENUE	FP 102805

SEND TAX BILLS TO:

Timothy Nelson  
946 N Winchester #2  
Chicago Ill 60622

COUNTY TAX		JUN.-3.09	# 0000003297	COOK COUNTY	REAL ESTATE TRANSFER TAX
				REAL ESTATE TRANSACTION TAX	00184.50
				REVENUE STAMP	FP 102802

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STATE TAX		JUN.-3.09	# 0000005474	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
				REAL ESTATE TRANSACTION TAX	00369.00
				DEPARTMENT OF REVENUE	FP 102808