

UNOFFICIAL COPY



Lexipon Title LLC
200792 (1 of 2)
Upon recording return to:

Brown, Udell, Pomerantz &
Delrahim, Esq.
1332 North Halsted Street,
Suite 100
Chicago, IL 60642

Doc#: 0919718048 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/16/2009 12:34 PM Pg: 1 of 3

Send subsequent tax bills to:
Anthony Fortuna and Deborah
Fortuna
875 N. Paulina, Unit 1
Chicago, IL 60622

WARRANTY DEED

This AGREEMENT is between Jeffrey ^{A.}Falcon and Erin ^{E.}Falcon as co-trustees of the Jeffery and Erin Falcon Family Trust dated April 2, 2009 as co-trustees and Grantor, and Grantees Anthony Fortuna and Deborah Fortuna. The Grantor in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and QUITCLAIM unto the Grantees, Husband and Wife, not as joint tenants or tenants in common, but as tenants by the entirety, in fee simple the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION

See attached Exhibit A

City of Chicago
Dept. of Revenue
583698
07/15/2009 16:34 Batch 10255 84



Real Estate
Transfer Stamp
\$5,223.75

Subject to: covenants, conditions, and restrictions of record, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2008 and subsequent years; as stated in the Real Estate Contract dated May 15, 2009.

Permanent Real Estate Index Number: 17-06-431-040-1001
Address of Real Estate: 875 N. Paulina, Unit 1, Chicago, IL 60622

DATED this 24th day of June, 2009.

Jeffrey Falcon

UNOFFICIAL COPY

Erin Falcon
Erin Falcon



STATE OF ILLINOIS)
)SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Falcon and Erin Falcon, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 24th day of June, 2009, 2009.

My commission expires 8/31/12

Ken D'Souza
Notary Public

Prepared By: Michael D. Gerhardt
Gerhardt & Haskins, LLP
730 W. Randolph Street
Chicago, Illinois 60661

STATE TAX



JUL. 16. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS

0000044542

FP 103037	00497.50	REAL ESTATE TRANSFER TAX
-----------	----------	-----------------------------

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 16. 09

REVENUE STAMP

# 0000056829	REAL ESTATE TRANSFER TAX
00248.75	
FP 103042	

UNOFFICIAL COPY

LEGAL DESCRIPTION

Exhibit A

PARCEL 1:

UNIT NO. 1 IN 875 NORTH PAULINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH $\frac{1}{2}$ OF LOT 6 IN BLOCK 18 IN JOHNSTON'S SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT #0509834097, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF (P-1) AND (S-1), LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT #0509834097.

Permanent Real Estate Index Number: 17-06-131-040-1001

Address of Real Estate: 875 N. Paulina, Unit 1, Chicago, IL 60622

Property of Cook County Clerk's Office