

UNOFFICIAL COPY

After recording mail to:

Vincent Armento
1100 Arlington Hts. Rd
Suite 510
Itasca, IL 60143



Doc#: 0921040071 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2009 10:43 AM Pg: 1 of 3

Send subsequent tax bills to:

Lizbeth Sanchez
3175 N. Lincoln, Unit 202
Chicago, Illinois 60610

WARRANTY DEED

single aka Penelope Sullivan

THE GRANTOR, PENELOPE R. SULLIVAN, of Park City, Utah, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to LIZBETH SANCHEZ, a single person, of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION
EXHIBIT 'A'


Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

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 forever.

Permanent Real Estate Index Number: 14-29-100-042-1002

Address of Real Estate: 3175 N. Lincoln, Unit 202, Chicago, Illinois 60657

CITY OF CHICAGO	
	JUL. 28. 09
CITY TAX	REAL ESTATE TRANSFER TAX
# 0000011181	02583.00
	FP 102803
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

STATE OF ILLINOIS	
	JUL. 28. 09
STATE TAX	REAL ESTATE TRANSFER TAX
# 000001175	00246.00
	FP 102809
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

JKY

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DATED this 14 day of July, 2009.

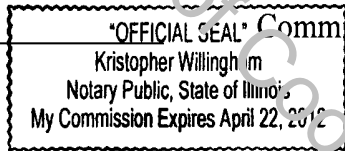


Penelope R. Sullivan

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 Penelope R. Sullivan, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

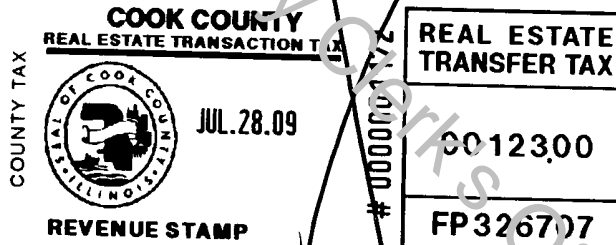
Given under my hand and official seal, this 14 day of July, 2009.


Notary Public



Commission expires: April 22, 2012

This instrument prepared by:
Gregg A. Garofalo, Esq.
GAROFALO & THIERSCH, P.C.
150 N. Wacker Drive, Suite 2020
Chicago, Illinois 60606



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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000646549 CH
STREET ADDRESS: 3175 N LINCOLN AVE UNIT 202
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 14-29-100-042-1002

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 202 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BAYPOINT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97318783, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-202, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97318783.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 97318783.