

UNOFFICIAL COPY

After recording mail to:

~~STEWART~~ STEVEN M. SHANKS  
2227 HARMOND DR # A  
Schaumburg Ill. 60193



Doc#: 0923705043 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/25/2009 10:28 AM Pg: 1 of 3

Send subsequent tax bills to:

RUSSELL HALE  
1601 S. MICHIGAN #100  
CHICAGO ILL. 60616

WARRANTY DEED

THE GRANTORS, GUILLERMO CASANOVA and JOHANA VARGAS, Husband and Wife, of Chicago, Illinois, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to RUSSELL HALE, 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 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.

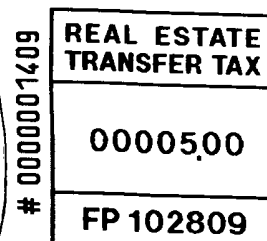
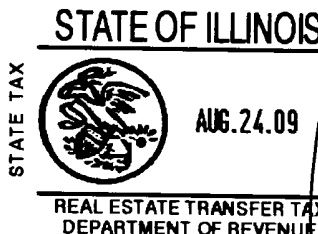
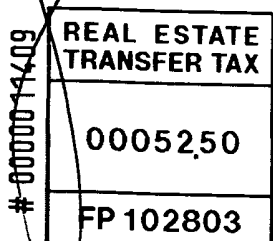
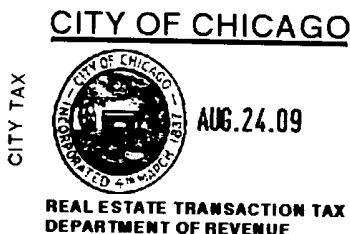
THIS IS NOT HOMESTEAD PROPERTY

TICOR TITLE 6/27/09

TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 17-22-302-052-1046

Address of Real Estate: 1601 S. Michigan, Unit A, Chicago, Illinois, 60616



DM

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DATED this 05 day of August, 2009.

Guillermo Casanova  
GUILLERMO CASANOVA

Johana Vargas  
JOHANA VARGAS

**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 Guillermo Casanova and Johana Vargas, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 05 day of August, 2009.

Michelle Delgado  
Notary Public


Commission expires: June 23, 2012



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

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 24. 09

REVENUE STAMP

# 000001406

REAL ESTATE TRANSFER TAX
0000250
FP326707

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**EXHIBIT 'A'**  
**1601 MICHIGAN, UNIT A**  
**CHICAGO, ILLINOIS 60616**

## LEGAL DESCRIPTION

UNIT A IN SKYLINE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOT 1 IN BLOCK 2 IN CROSBY'S SUBDIVISION OF THE NORTH 200 FEET OF THAT PART OF SOUTH OF 16<sup>TH</sup> STREET OF BLOCK 2 OF CLARK'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 6.10 CHAINS (402.60 FEET) OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

**PARCEL 2:**

LOTS 1, 2, 3, 4, 5, 6 AND 7 (EXCEPT THE SOUTH 8 FEET OF SAID LOT 7 TAKEN FOR STREET) TAKEN AS A SINGLE TRACT OF LAND (EXCEPTING FROM SAID TRACT THE SOUTH 26.0 FEET OF THE WEST 40.0 FEET THEREOF) IN BURDICK, MEAD AND PARKER'S SUBDIVISION OF THE WEST ½ OF BLOCK 31 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 99391670; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 17-22-302-052-1046

PROPERTY ADDRESS: 1601 MICHIGAN, UNIT A, CHICAGO, ILLINOIS 60616