

UNOFFICIAL COPY



Doc#: 0924005098 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2009 11:48 AM Pg: 1 of 2

WARRANTY DEED

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090002200217
The Grantor, Matthew R. Howroyd, a married man, the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Patrick M. Underdown, an unmarried man, and Sara I. Seitz, an unmarried woman, 1125 Oakdale, Chicago, Illinois 60647, the following described real estate, not as tenants in common, but as joint tenants, situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: UNIT 4448-3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE NORTH BEACON CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527327087, AS AMENDED FROM TIME TO TIME, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4448 North Beacon, Unit 3, Chicago, Illinois 60640

PERMANENT INDEX NUMBER: 14-17-122-015-1018

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. *Note: The subject property is not homestead property.*

Subject to general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; public and utility easements, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, the mortgage of the Buyer, the Declaration of Condominium Ownership and the Illinois Condominium Property Act.

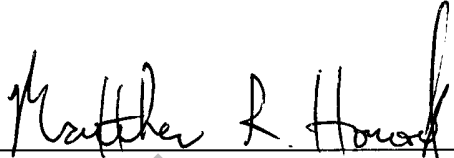
Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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WARRANTY DEED HOWROYD SALE TO UNDERDOWN & SEITZ AUGUST 2009

DATED this 21st day of August 2009.

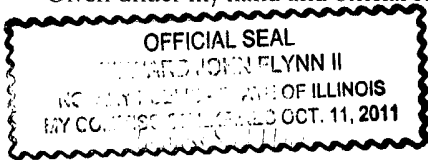


 Matthew R. Howroyd

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Matthew R. Howroyd, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 21st day of August 2009.



 Edward J. Flynn II
 Notary Public

Prepared By:
 Edward J. Flynn II
 FLYNN & FLYNN LAW OFFICE
 1415 West 22nd Street, Tower Floor
 Oak Brook, Illinois 60523
 ejf@flynn-flynn.com

Send Subsequent Tax Bills To:
 Patrick M. Underdown & Sara Seitz
 4448 North Beacon, Unit 3
 Chicago, Illinois 60640

Mail To:
 Matthew Albrecht
 ATTORNEY AT LAW
 449 North Clark Street, #400
 Chicago, Illinois 60654

