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WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0925412099 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/11/2009 01:42 PM Pg: 1 of 4

Property of Cook County Clerk's Office

The Grantor(s), **BRIAN A. PISTORIUS, SUSAN M. PISTORIUS AND WILLIAM P. PISTORIUS**, AS JOINT TENANTS, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Andrew Peck**, a Single man of 4806 N. Winchester, # 2, City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Handwritten initials: dc

See Attached Exhibit "A"

SUBJECT TO: (1) General Real estate taxes for the year 2008 and subsequent years (2) Special Assessments confirmed after this contract date; (3) Building, building line and use or occupancy restrictions, conditions and covenants of record; (4) Zoning laws and Ordinances; (5) Easements for public utilities; (6) Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 14-17-223-029-1012, 14-17-223-029-1012

Property Address: 816 W. Sunnyside, UNIT 3A, Chicago, Illinois 60640

Dated this 5th day of September, 2009


Brian A. Pistorius
BRIAN A. PISTORIUS

Susan M. Pistorius
SUSAN M. PISTORIUS

William P. Pistorius
WILLIAM P. PISTORIUS

TICOR TITLE 647779

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CITY OF CHICAGO
 CITY TAX

 SEP. 10. 09
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

000001577

REAL ESTATE TRANSFER TAX
02856.00
FP 102803

STATE OF Illinois,
 COUNTY OF Cook ss.

I, the undersigned Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **BRIAN A. PISTORIUS, SUSAN M. PISTORIUS AND WILLIAM P. PISTORIUS**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 5th day of September, 2009


Joseph A. Saccone, Jr.
 Notary Public

OFFICIAL SEAL
 JOSEPH A. SACCONI, JR.
 Notary Public - State of Illinois
 My Commission Expires Aug 01, 2013

Prepared By: Economopoulos & Associates, P.C.
 17 N. Wabash Ave. Suite 660
 Chicago, IL 60602


Mail To: **ANDREW PECK**
816 W. SUNNYSIDE # 3A
CHICAGO IL 60640

Name & Address of Taxpayer:
Andrew Peck
 816 W. Sunnyside, UNIT 3A
 Chicago, Illinois 60640

STATE OF ILLINOIS
 STATE TAX

 SEP. 10. 09
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000001582

REAL ESTATE TRANSFER TAX
00272.00
FP 102809

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 SEP. 10. 09
 REVENUE STAMP

000001578

REAL ESTATE TRANSFER TAX
00136.00
FP326707

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PARCEL 1:

UNIT 816-3A AND P-26 IN SUNNYSIDE COURT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 4, 5 AND 6 AND THE WEST 16 FEET OF THE NORTH 16 FEET OF LOT 1 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION AND THAT PART OF EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION OF THE 15 RODS SOUTH OF AND ADJOINING THE NORTH 95 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 AND TOGETHER WITH LOT 6 IN BLETSCH'S SUBDIVISION OF LOTS 11 AND 12 (EXCEPT THE WEST 40.865 FEET OF LOT 12 IN H. J. WALLINGFORD'S SUBDIVISION AFORESAID) ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4); THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 75.94 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. SUNNYSIDE AVENUE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 122.61 FEET; THENCE NORTH 45 DEGREES 49 MINUTES 23 SECONDS EAST, 4.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 16.18 FEET TO THE NORTH FACE OF AN EXISTING 3 STORY BUILDING; THENCE NORTH 89 DEGREES 43 MINUTES 13 SECONDS WEST ALONG THE NORTH FACE OF SAID BRICK BUILDING, A DISTANCE OF 29.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 35 FEET OF THE WEST 40.865 FEET OF LOT 12 IN SAID H.J. WALLINGFORD'S SUBDIVISION AND ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 104.21 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12 AND THE NORTH LINE OF LOT 6 IN SAID BLETSCH'S RESUBDIVISION, A DISTANCE OF 65.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 (THE NORTH LINE OF SAID LOTS 12 AND 6 ALSO BEING THE SOUTH LINE OF W. WINDSOR AVENUE) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 6, THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF LOTS 1 AND 4 IN SAID A. T. GALT'S SHERIDAN ROAD SUBDIVISION, A DISTANCE OF 52.0 FEET TO THE EAST LINE OF THE WEST 16.0 FEET OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 16.0 FEET OF SAID LOT 1, 16.0 FEET TO THE SOUTH LINE OF THE NORTH 16.0 FEET OF SAID LOT 1; THENCE NORTH 89 DEGREES 54 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 16.0 FEET OF SAID LOT 1, A DISTANCE OF 16.0 FEET TO THE EAST LINE OF LOT 4 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID

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LOT 4, A DISTANCE OF 136.80 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2003 AS DOCUMENT NO. 0327529275, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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