

After recording mail to:

UNOFFICIAL COPY

McCormick Brown Fuima

217 N. JEFFERSON #2D

CHICAGO IL 60657

09-07-8-00-006

Send subsequent tax bills to:

ELIZ. LANCASTER

624 W. ROSCOE #2D

CHICAGO IL 60657



Doc#: 0926405150 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2009 03:03 PM Pg: 1 of 3

TICOR TITLE (097836) WARRANTY DEED

THE GRANTOR, SALLY M. GIOIA, a single person, of Newark, Delaware, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ELIZABETH LANCASTER, 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: 14-21-304-038-1011

Address of Real Estate: 624 W. Roscoe, Unit 624-2D, Chicago, Illinois 60657

JKY

CITY OF CHICAGO	
	SEP. 18.09
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

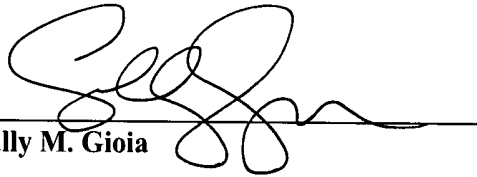
# 000011634	REAL ESTATE TRANSFER TAX
	0267750
	FP 102803

STATE OF ILLINOIS	
	SEP. 18.09
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

# 000000000	REAL ESTATE TRANSFER TAX
	00255.00
	FP 102809

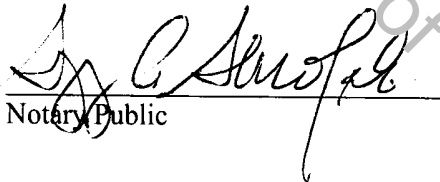
UNOFFICIAL COPY

DATED this 9 day of September 2009.


Sally M. Gioia

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 Sally M. Gioia, 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 9th day of September, 2009.


Notary Public

Commission expires: _____



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

COOK COUNTY
REAL ESTATE TRANSACTION TAX

SEP. 18. 09

REVENUE STAMP

*0000001637

REAL ESTATE TRANSFER TAX
00127.50
FP326707

Office

UNOFFICIAL COPY

EXHIBIT 'A'
624 ROSCOE UNIT 624-2D
CHICAGO, ILLINOIS 60657

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 624-2D IN THE ROSCOE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST ½ OF LOT 1 IN THE SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 15 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 INCLUSIVE IN PINE GROVE, A SUBDIVISION BY SAID HUNDLEY OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT, 67.5 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE RUNNING WEST ON THE SOUTH LINE OF SAID LOT, 67.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND THENCE IN THE NORTHWESTERLY DIRECTION ON THE WEST LINE OF SAID LOT 118.7 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ON THE NORTH LINE OF SAID LOT 61.47 FEET; THENCE SOUTHEASTERLY ON A LINE DIVIDING THE EASTERLY AND WESTERLY ½ OF SAID LOT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2005 AS DOCUMENT 0536319056; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-11, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0536319056.

PERMANENT INDEX NUMBER(S): 14-21-304-038-1011

PROPERTY ADDRESS: 624 ROSCOE, UNIT 624-2D, CHICAGO, ILLINOIS 60657