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WARRANTY DEED



Doc#: 0934804025 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2009 08:57 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantors, *Kenneth Motew, a married person, and *Michael Zucker, a married person, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY and WARRANT to Richard E. Schwartz and Darcy Schwartz ("Grantee"), his wife, not in tenancy in common, but as Joint Tenants, with the right of survivorship, whose address is 907 Caridge Way, Southlake, Texas 78082, the following described real estate, to-wit

THE ABOVE SPACE FOR RECORDER'S USE ONLY

UNIT NO. 646-3 AND P-2 IN THE WATERLOO MANOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED LAND:
LOT 1 IN THE SUBDIVISION OF LOTS 4 TO 9 INCLUSIVE IN BLOCK 4 IN GARDNER AND KNOCKES SUBDIVISION OF 29 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM FOR WATERLOO MANOR CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625539019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: (a) general real estate taxes for the year 2009 and subsequent years; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) easements recorded at any time prior to closing; (f) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (g) acts done or suffered by Grantees or anyone claiming through Grantees; and (h) utility easements, whether recorded or unrecorded;

** See Attach

The tenant of the unit had no right of first refusal.

Permanent Real Estate Index Number:
Commonly known as:

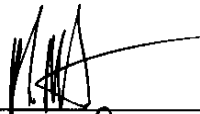
14-28-107-097-1010 & 14-28-107-097-1014
646-48 W. Wellington, Unit 646-3 and Parking Unit
2, Chicago, IL 60657

8488889 D2 D61 1 of 3

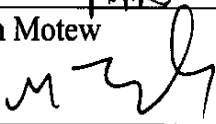
3/1/09

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IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 8th day of December, 2009.



Kenneth Motew



Michael Zucker

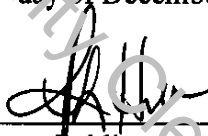
***THIS IS NOT HOMESTEAD PROPERTY.**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Kenneth E. Motew and Michael Zucker, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th day of December, 2009.





Notary Public

My commission expires 10/22/2011

After Recording Mail to:
James H. Miller, Jr.
641 W. Lake # 400
Chicago IL 60661


Send Subsequent Tax Bills to:
Richard Schwartz
907 Carriage way
Southlake, Texas 76092


This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601


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****GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.**

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

STATE TAX  DEC. 10.09 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000001274	REAL ESTATE TRANSFER TAX
		0044000
		FP 103024

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  DEC. 10.09 REVENUE STAMP	# 0000009358	REAL ESTATE TRANSFER TAX
		0022000
		FP 103022

CITY TAX CITY OF CHICAGO  DEC. 10.09 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000001506	REAL ESTATE TRANSFER TAX
		0462000
		FP 103023