



Doc#: 0936441077 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2009 12:50 PM Pg: 1 of 4

WARRANTY DEED

This Indenture, made this 13th day of November, 2009, by and between David A. Rossitter and Margaret G. Long, Husband and Wife (herein both "Grantor"), and Christopher Andrew Lee Blatt, unmarried (herein "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt of whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached Schedule A

Permanent Real Estate Index Number(s): 20-11-409-030-1025
Address(es) of Real Estate: 1365 E. 52nd Street, Unit 1, Chicago, Illinois 60615

together with the tenements and appurtenances thereunto belonging.


TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for themselves and their successors, do covenant, promise and agree to and with the Grantee, and their successors, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and the WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, and through or under it, subject only to:


- (1) general real estate taxes not due and payable at the time of closing; (2) applicable zoning and building laws and ordinances and other ordinances of record, (3) encroachments, if any; (4) acts done or suffered by Grantee or anyone claiming by, and through or under Grantee; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, permits, casements and agreements of record, and (7) liens and other matters of title over which First American Title is willing to insure without cost to Grantee.

1st AMERICAN TITLE order # 2000136
1/2

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CITY OF CHICAGO
 CITY TAX

 DEC. 21. 09
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000007862
**REAL ESTATE
 TRANSFER TAX**
 0174300
 FP 102812

STATE OF ILLINOIS
 STATE TAX

 DEC. 21. 09
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000002970
**REAL ESTATE
 TRANSFER TAX**
 0018600
 FP 103027


000002975
**REAL ESTATE
 TRANSFER TAX**
 0008300
 FP 103028

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 DEC. 21. 09
 REVENUE STAMP

Property of Cook County Public Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by her for the purposes herein provided on the day and year first above written.


MARGARET G. LONG


DAVID A. ROSSITTER

The Commonwealth of Massachusetts)
County of Berkshire)

I, Mireille S. Roy, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David A. Rossitter and Margaret G. Long, personally known to me, did personally appear before me this day and signed and delivered the said instrument.

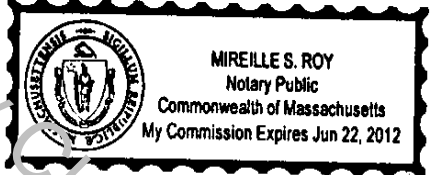
GIVEN under my hand and seal this 6th day of November, 2009.


NOTARY PUBLIC

Commission expires June 22, 2012.

Prepared By:

Jay H. Mittelstead Jr., Esq.
One N. Franklin Street
Suite 650
Chicago, Illinois 60606



After Recording Mail To:

James Zarakis
4915 N. Lincoln
Chicago IL 60612

Send Tax Bills To:

Christopher Andrew Lee Platt
1865 E. 52nd #1
Chicago IL 60615

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SCHEDULE A

Unit Number 1365-1 in 5200 Dorchester Condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lots 1, 4 and 5 and the Westerly 32 feet of Lot 8, in Block 23 in Kimbark's Addition to Hyde Park, being a subdivision of part of the West ½ of the Southeast ¼ of Section 11, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 27369338 together with its undivided percentage interest in the Common Elements and Accumulated Reserves, in Cook County, Illinois.

Property of Cook County Clerk's Office