

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1000826014 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/08/2010 08:40 AM Pg: 1 of 2

### WHEN RECORDED, MAIL TO:

Genevieve M. Scanlan, Esq.  
6049 W. North Avenue  
Oak Park, Illinois 60302

60115

### SEND SUBSEQUENT TAX BILLS TO:

Danny Tag and Rob Burton  
4553 N. Magnolia, #307  
Chicago, Illinois 60640

60115 1/2

GRANTORS, ~~Scott Norberg and Patricia Norberg~~, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, ~~Danny Tag and Rob Burton~~, both of Chicago, Illinois, as JOINT TENANTS, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-17-118-032-1017

*JW*

Property Address: 4553 N. Magnolia, #307, Chicago, Illinois 60640.

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

Subject to the following, if any: (1) General real estate taxes for the year 2008-2<sup>nd</sup> installment and subsequent years; (2) private, public and utility easements of record; (3) covenants, conditions and restrictions of record; (4) Purchasers' mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 10<sup>th</sup> Day of October, 2009.

DATED this 10<sup>th</sup> Day of October, 2009.

*Scott Norberg*  
\_\_\_\_\_  
Scott Norberg

*Patricia Norberg*  
\_\_\_\_\_  
Patricia Norberg

**STEWART TITLE COMPANY**  
2055 W. Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

STATE OF ILLINOIS )  
                                  ) ss  
COUNTY OF COOK )

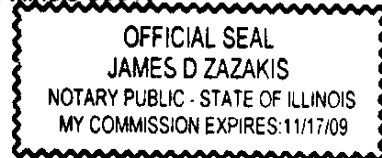
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that SCOTT NORBERG and PATRICIA NORBERG, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as 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 notary seal, this 10<sup>th</sup> Day of October, 2009

My commission expires 11/17/09

*James D. Zazakis*  
\_\_\_\_\_  
Notary Public

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618



File Number: TM283889

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 307 IN THE MAGNOLIA GARDENS CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 21, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS AS DOCUMENT NO. 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-12, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 307, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESRVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-3E. A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 307, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

**Commonly known as:** 4553 North Magnolia Avenue

Condo 307

Chicago IL 60640

**PIN/Tax Code:**

14-17-118-032-1017

