

# UNOFFICIAL COPY



Doc#: 1010529019 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/15/2010 11:43 AM Pg: 1 of 2

**PREPARED BY:**

Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

**MAIL TAX BILL TO:**

Richard T. Wharton and John F. Kloecker and  
John P. Brazzale  
*1878 W. Overland Ave Unit 2  
Chicago, IL 60614*

**MAIL RECORDED DEED TO:**

Richard T. Wharton and John F. Kloecker and  
John P. Brazzale  
*Same as above*

## SPECIAL WARRANTY DEED

THE GRANTOR, Homesites, Inc., a corporation organized and existing under the laws of the State of \_\_\_\_\_, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Richard T. Wharton and John F. Kloecker and John P. Brazzale, *as tenants in common* of 3034 N Southport Chicago, IL 60657-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 1-N IN THE 2134 N. NATCHEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNER'S DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A POINT ON THE WEST LINE OF NATCHEZ AVENUE; THENCE, ON AN ASSUMED BEARING, SOUTH 00 DEGREES 00 MINUTES, 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 91.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0631917041 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

13-31-205-078-1001  
(Underlying 13-31-205-068-0000)  
2134 N. Natchez Avenue, Unit #1N, Chicago, IL 60707

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

*C.F.  
2*

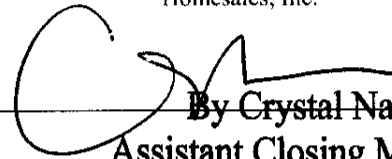
# UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this \_\_\_\_\_, Day of \_\_\_\_\_ 20\_\_

Homesales, Inc.

By

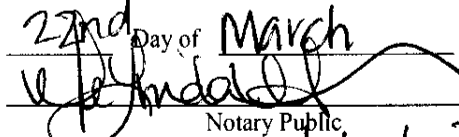


**By Crystal Nash**  
**Assistant Closing Manager**

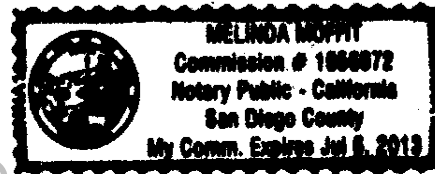
STATE OF California )  
COUNTY OF Orange ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Crystal Nash 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 he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22nd day of March 2010

  
Notary Public  
My commission expires: July 6, 2013

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date \_\_\_\_\_  
Agent.

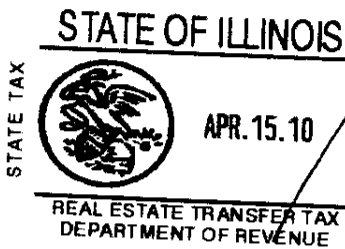


City of Chicago  
Dept. of Revenue  
**599717**

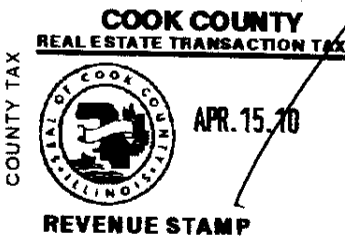


Real Estate  
Transfer  
Stamp  
**\$745.50**  
Batch 980,723

4/15/2010 11:05  
dr00766



REAL ESTATE TRANSFER TAX
0007100
# 0000053743
FP 103037



REAL ESTATE TRANSFER TAX
0003550
# 0000066038
FP 103042