

10-0875 JW

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 1013034018 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/10/2010 08:56 AM Pg: 1 of 3

Mail to:

JAHN C. HAAS
115 S. EMERSON ST.
MT. PROSPECT, IL 60056
(12353)

Name & Address of Taxpayer:

Eleanor B. Kramer, Trustee of the Eleanor B. Kramer Trust, dated May 13, 1996
6815 N. Milwaukee Ave., Unit 709
Niles, IL 60714

(Space for Recorder's Use)

THE GRANTOR(S), George W. Batorski, a single person

of the Village of Niles, County of Cook State of Illinois
for and in consideration of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), Eleanor B. Kramer, Trustee of the Eleanor B. Kramer Trust, dated May 13, 1996,

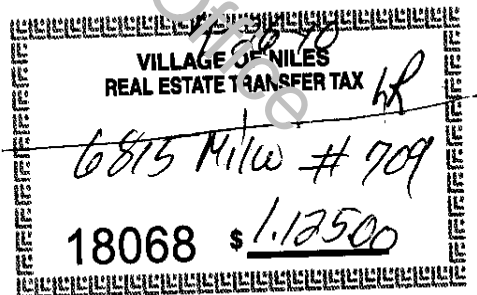
(Grantee's Address) 6815 N. Milwaukee Ave., Unit 709, Niles, IL 60714

of the Village of Niles, County of Cook State of IL
in the form of ownership:

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:
SEE ATTACHED

3

THIS TRANSFER OF CONDOMINIUM UNIT 709 AND PARKING SPACE P-55 DOES NOT INCLUDE TRANSFER OF SELLER'S EXCLUSIVE RIGHT TO USE PARKING SPACE 41.



(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 10-31-213-070-1066

Property Address: 6815 N. Milwaukee Ave., Unit 709, Niles, IL 60714

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Dated this 27th day of April, 2010

(Seal)

George Batorski
(Seal)

(Seal)

(Seal)

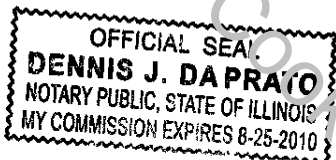
(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT George Batorski

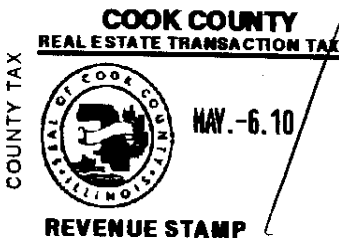
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 27th day of April, 2010

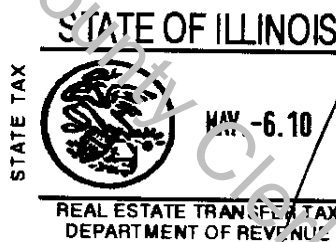


Dennis J. DaPrato
Notary Public

My commission expires: August 25, 2010



| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00187.50 |
| FP 103042 |



| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00375.00 |
| FP 103037 |

COOK COUNTY ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Dennis J. DaPrato
DaPrato Legal Services
7507 West Belmont Avenue
Chicago, IL 60634

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.

Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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LEGAL DESCRIPTION

PARCEL 1: UNIT 709 IN THE EAGLE POINT OF NILES CONDOMINIUMS III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN PRZYBYLO'S EAGLE POINT RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST FRACTIONAL HALF OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 55 DEGREES 13 MINUTES 17 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2; 132.68 FEET; THENCE SOUTH 34 DEGREES 46 MINUTES 43 SECONDS EAST, 62.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 34 DEGREES 46 MINUTES 43 SECONDS EAST, 109.86 FEET; THENCE SOUTH 55 DEGREES 13 MINUTES 17 SECONDS WEST, 204.68 FEET; THENCE NORTH 34 DEGREES 46 MINUTES 43 SECONDS WEST, 109.86 FEET; THENCE NORTH 55 DEGREES 13 MINUTES 17 SECONDS WEST, 204.68 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED NOVEMBER 18, 2003 AS DOCUMENT NUMBER 0332219173, AS MAY BE 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 USE OF INDOOR PARKING SPACE P-55 AND STORAGE SPACE S-55 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0332219173, AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE EAGLE POINT OF NILES CONDOMINIUMS MASTER ASSOCIATION RECORDED JUNE 27, 2002 AS DOCUMENT NUMBER 0020716440, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

THIS TRANSFER OF CONDOMINIUM UNIT 709 AND PARKING SPACE S-55 DOES NOT INCLUDE TRANSFER OF SELLER'S EXCLUSIVE RIGHT TO USE PARKING SPACE 41.

PERMANENT INDEX NUMBER: 10-31-213-070-1066

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