

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)



Doc#: 1016254006 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/11/2010 09:11 AM Pg: 1 of 3

102  
1002-39780

THE Grantors, KRIS BAHL and KEN BAHL, wife and husband, of Oak Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to DAVID ERIC GREENE, of 1257 West Roscoe, #3, Chicago, Illinois 60657 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

Subject To: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through buyer; condominium declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of closing.

Property Address: 1257 West Roscoe, Unit No. 3, Chicago, IL 60657

Permanent Index Number: 14-20-319-052-1018

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

PRAIRIE TITLE INC.  
6821 NORTH AVENUE  
OAK PARK, IL 60302

Dated this 7<sup>th</sup> day of April, 2010.

KRIS BAHL

KEN BAHL

City of Chicago  
Dept. of Revenue  
601218



Real Estate  
Transfer  
Stamp  
\$2,856.00

5/26/2010 9:38  
dr00766

Batch 1,154,262

# UNOFFICIAL COPY


UNIT 1257-3 IN THE 1247 ROSCOE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOTS 1 AND 2 IN BLOCK 8 IN WILLIAM J. GUDY'S SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIGHT OF WAY OF THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 17, 2006, AS DOCUMENT 0607644025, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-20-319-052-1018

COMMONLY KNOWN AS 1257 W. ROSCOE #3, CHICAGO, IL 60657

STATE TAX	STATE OF ILLINOIS	# 0000006993	REAL ESTATE TRANSFER TAX
	 JUN.-9.10		00272.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103050

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000006866	REAL ESTATE TRANSFER TAX
	 JUN.-9.10		00136.00
	REVENUE STAMP		FP 103045

# UNOFFICIAL COPY

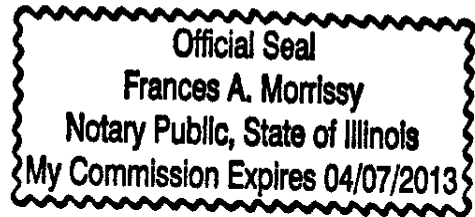
State of Illinois  
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KRIS BAHL and KEN BAHL, 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 official seal

this 7 day of April, 2010.

Commission expires April 7, 2013



Frances A. Morrissy  
Notary Public

This instrument was prepared by Pellegrini & Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Richard Cohn  
221 N. LaSalle  
#2040  
Chicago IL 60607


Send Subsequent Tax Bills To:

David Eric Greene  
1257 West Roscoe, No. 3  
Chicago, IL 60657

OR

Recorder's Office Box No.: \_\_\_\_\_

PROPERTY OF COOK COUNTY CLERK'S OFFICE

	<p><b>ON-LINE FULL PAYMENT CERTIFICATE APPLICATION</b>                  City of Chicago Department of Water Management                  333 South State Street - Suite LL10                  (312) 747-9703                  Monday - Friday 8:30 A.M. - 4:30 P.M.</p>	<p>FPC Number: <b>610340</b>                  Status: <b>CERTIFIED</b>                  Certification Date: 05/14/2010                  Close Date: 05/14/2010</p>														
<p><b>FEE IS \$50.00 PER APPLICATION/SEPARATE APPLICATIONS ARE REQUIRED FOR EACH PROPERTY TO BE TRANSFERRED.</b></p>																
<p><b>1. PREMISES INFORMATION</b></p> <p>Premises Address(es): <u>1247 57 W. ROSCOE ST</u>  <u>CHICAGO IL 60657-1423</u>  <u>Phone: (773) 475-7750</u></p> <p>Condo Association : <u>ATTN: 1247 ROSCOE, LLC</u></p> <p>Water Account No. : <u>735619-463965</u></p> <p>Property Index No. : <u>1-20-319-001</u></p> <p>CHECK APPLICABLE:</p> <table style="width:100%; border: none;"> <tr> <td><input type="checkbox"/> SINGLE FAMILY</td> <td><input type="checkbox"/> CONDO CONVERSION</td> <td><input type="checkbox"/> COMMERCIAL</td> </tr> <tr> <td><input type="checkbox"/> TWO UNITS</td> <td><input type="checkbox"/> CO-OP</td> <td><input type="checkbox"/> INDUSTRIAL</td> </tr> <tr> <td><input type="checkbox"/> APT. BLDG</td> <td><input type="checkbox"/> TOWNHOUSE</td> <td><input type="checkbox"/> NEW CONST.</td> </tr> <tr> <td><input checked="" type="checkbox"/> CONDOMINIUM</td> <td><input type="checkbox"/> MIXED USE</td> <td><input type="checkbox"/> VACANT LOT</td> </tr> <tr> <td><input type="checkbox"/> LETTER RECEIVED</td> <td><input type="checkbox"/> RAILROAD PROP.</td> <td><input type="checkbox"/> OTHER</td> </tr> </table>	<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> CONDO CONVERSION	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> TWO UNITS	<input type="checkbox"/> CO-OP	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> APT. BLDG	<input type="checkbox"/> TOWNHOUSE	<input type="checkbox"/> NEW CONST.	<input checked="" type="checkbox"/> CONDOMINIUM	<input type="checkbox"/> MIXED USE	<input type="checkbox"/> VACANT LOT	<input type="checkbox"/> LETTER RECEIVED	<input type="checkbox"/> RAILROAD PROP.	<input type="checkbox"/> OTHER	<p><b>4. BUYER INFORMATION</b></p> <p>Name: <u>DAVID E. GREENE</u></p> <p>Present Address: <u>1257 W. ROSCOE AVE UNIT 3</u> City: <u>CHICAGO</u></p> <p>State: <u>IL</u> Zip: <u>60637</u> Phone: <u>(600) 000-0000</u></p> <p>Attorney's Name: <u>RICHARD COHN</u> Phone: <u>(312) 726-2325</u></p>
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> CONDO CONVERSION	<input type="checkbox"/> COMMERCIAL														
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<p><b>2. FINAL BILL - METERED</b></p> <table style="width:100%; border: none;"> <tr> <td>Balance Due on Account: \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>FPC Fee: \$</td> <td style="text-align: right;">50.00</td> </tr> <tr> <td><b>Amount Paid By Seller: \$</b></td> <td style="text-align: right;"><b>50.00 (PAID)</b></td> </tr> <tr> <td>Final Water Estimate: \$</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Final Cost Agreed: \$</td> <td style="text-align: right;">0.00</td> </tr> </table>	Balance Due on Account: \$	0.00	FPC Fee: \$	50.00	<b>Amount Paid By Seller: \$</b>	<b>50.00 (PAID)</b>	Final Water Estimate: \$	0.00	Final Cost Agreed: \$	0.00	<p><b>5. SELLER INFORMATION</b></p> <p>Name: <u>Attn: 1247 ROSCOE, LLC</u></p> <p>Present Address: <u>1247 57 W. ROSCOE ST</u> City: <u>CHICAGO</u></p> <p>State: <u>IL</u> Zip: <u>60657-1423</u> Phone: <u>(773) 475-7750</u></p> <p>Attorney's Name: <u>FRANK PELLEGRINI</u> Phone: <u>(708) 524-3610</u></p> <p>Notify Name: <u>Seller: KEN BAHL</u>                  Notify Phone: <u>( ) -</u></p> <p>Requested By: <u>mpellegrini 05/14/2010</u>                  Certified By: <u>mpellegrini 05/14/2010</u></p>					
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FPC Fee: \$	50.00															
<b>Amount Paid By Seller: \$</b>	<b>50.00 (PAID)</b>															
Final Water Estimate: \$	0.00															
Final Cost Agreed: \$	0.00															
<p><b>Seller and Buyer Acknowledgement</b></p> <p>The Seller and Buyer understand that the amount due from the Seller at closing is based on any balance due on the account, a \$50 FPC processing fee and an ESTIMATE of water and sewage usage (calculated based on an average of the four previous bills) from the date of the last charge to the closing date. As new service charges accrue to the account, the FPC's balance due and final water estimate are recalculated. Any water, sewer, penalty or other charge that accrue to this account after the FPC has been certified, at closing, will be the full responsibility of the Buyer.</p>																