

UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory



Doc#: 1016949057 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/18/2010 02:59 PM Pg: 1 of 2

THE GRANTORS, Nick Hopfensperger and Emily Hopfensperger, husband and wife, for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to GRANTEE:

Erin J. Kelly, an unmarried person, of 4180 N. Marine #804, Chicago, Illinois, and Lawrence W. Kelly and Sharon A. Kelly, husband and wife, of TEXARKANA, TEXAS, not as Tenants in Common but as Joint Tenants, in fee simple,

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 13-12-221-026-1001

Property Address: 2541 West Balmoral Avenue Unit 1N, Chicago, Illinois, 60625

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for the 2nd Installment of 2009 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

Dated this 4th day of May, 2010.

Nick Hopfensperger

Emily Hopfensperger

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 Nick Hopfensperger and Emily Hopfensperger, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 4th day of May, 2010.

Notary Public Kori Rost



KORI ROST
My Commission Expires
March 10, 2013
Franklin County
Commission #09760275

2+

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 950
Schaumburg, IL 60173

Doc # 1016-4490570
JA

BW10-11829

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MAIL DEED TO:

John L. Elias
8 S. Michigan Ave. Ste. 2800
Chicago, IL 60603

MAIL TAX BILLS TO:

Erin J. Kelly
2541 W. Balmoral Ave. #1N
Chicago, IL 60625

INSTRUMENT DRAFTED BY:

Fogarty & Fugate LLP
1433 W. Huron St.
Chicago, IL 60642

LEGAL DESCRIPTION:

PARCEL 1: UNIT 1N IN THE BALMORAL COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN OLIVER I. SALLINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020943503, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020943503.

City of Chicago
Dept. of Revenue
600994



Real Estate
Transfer
Stamp

\$1,732.50

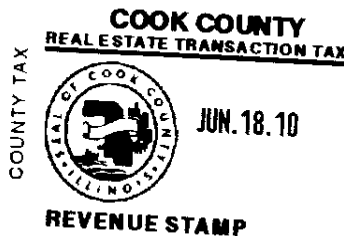
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5/19/2010 9:49

dr00766



REAL ESTATE TRANSFER TAX
00165.00
0000011405 FP 103043



REAL ESTATE TRANSFER TAX
00082.50
0000011279 FP 103046