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PREPARED BY:

Asher J. Beederman
29 North Wacker, 5th Floor
Chicago, IL 60606

Doc#: 1017404199 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/23/2010 02:45 PM Pg: 1 of 2

MAIL TAX BILL TO:

JAMES HUTTON and CASSANDRA OZARK
3257 N. SEMINARY, #B
CHICAGO, IL 60657

MAIL RECORDED DEED TO:

Jack Arfa
77 W Washington #613
Chicago, IL 60602

JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), JOHN FERRARO and SARAN FERRARO, husband and wife, of the City of CHICAGO, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to JAMES HUTTON* and CASSANDRA OZARK**, of 626 W. WAVELAND #4D, CHICAGO, Illinois 60613, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit: *A SINGLE MAN **A SINGLE WOMAN

PARCEL 1:

UNIT NUMBER 3257-B IN LAKEVIEW TERRACE TOWNHOUSE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2 AND 3 IN BLOCK 6 IN BAXTER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 11, 1988, AS DOCUMENT 88301845 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE SUN DECK AND EXTERIOR STAIRWAY, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88301845.

Permanent Index Number(s): 14-20-423-044-1005
Property Address: 3257 N. SEMINARY, #B, CHICAGO, IL 60657

Subject, however, to the general taxes for the year of 2009 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

Dated this 14th day of JUNE, 2010

JOHN FERRARO

SARAN FERRARO

c.f.
2

100198500209

1/2

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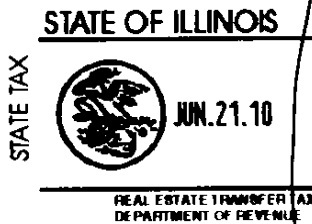
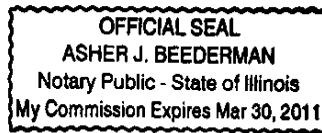
STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN FERRARO and SARAN FERRARO, husband and wife, personally known to me to be the same person(s) whose name(s) is/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, including the release and waiver of the right of homestead.

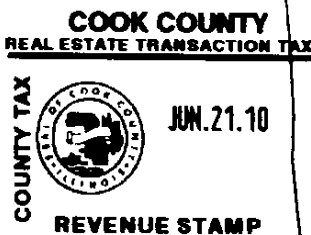
Given under my hand and notarial seal, this 14th day of June, 2010

[Signature]
Notary Public
My commission expires: 3/30/11

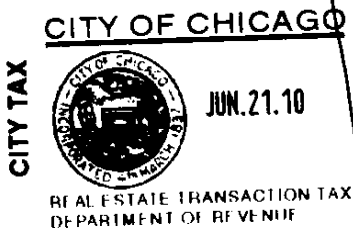
Exempt under the provisions of paragraph _____



REAL ESTATE TRANSFER TAX
00400,50
FP326652



REAL ESTATE TRANSFER TAX
00200,25
FP326665



REAL ESTATE TRANSFER TAX
04205,25
FP326650