

# UNOFFICIAL COPY



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After Recording Return To:  
(102054)

Hyman & Blatt PC  
1411 McHenry Rd, Ste 125  
PuFFalo Grov, IL 60089

Doc#: 1017612017 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/25/2010 09:28 AM Pg: 1 of 4

Prepared by:

Joseph S. Farrell Esq.  
3728 North Southport  
Chicago, Illinois 60613

**FIRST AMERICAN**  
**File # 2032516**

1 of 2  
JS

Property Common Address:

5740 North Sheridan Road  
Unit 6E  
Chicago, Illinois 60660

### WARRANTY DEED

@ widower,

The Grantor, JOHN PAYTON, whose address is 9242 Jill Lane, Apt. 1N, Schiller Park, Illinois, for and in consideration of TEN DOLLARS in hand paid, warrants, conveys and transfers to Grantee, EROL BEYZADO, a single person, whose address is 5740 N Sheridan, Chicago, Illinois 60660, my and all of its right, title and interest in the real estate situated in the County of Cook, State of Illinois which is legally described as follows:

*See Exhibit A attached hereto*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to the exceptions and provisions set forth on *Exhibit A*.

Dated: May 28, 2010

\_\_\_\_\_  
JOHN PAYTON

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INT

Pin 14-05-406-022-1064



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STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        SS

*a widower*

The undersigned, a Notary Public, for said County and State, hereby certifies that JOHN PAYTON, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all homestead rights.

Given under my hand and seal on May 28, 2010.

Official Seal  
 Sheri A Winiarski  
 Notary Public State of Illinois  
 My Commission Expires 06/12/2012

*Sheri A. Winiarski*  
 Notary Public

Send Future Tax Bills To:

Erol Beyzadov  
5740 N. Sheridan Ave, Unit 6 E  
Chicago IL 60660

Property of Cook County Clerk's Office

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## EXHIBIT A

UNIT NUMBER '6E' AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH 25 FEET OF LOT 4 AND ALL OF LOTS 5 AND 6 IN BLOCK 6 IN COCHRAN'S ADDITION EDGEWATER, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED OF AS PARCEL), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER AGREEMENT DATED AUGUST 25, 1977 AND KNOWN AS TRUST NUMBER 41091, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24231378; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

### **SUBJECT TO:**

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Illinois Condominium Property Act;
- (3) the provisions, conditions, covenants, restrictions, options, assessments, and easements created by the Declaration of Condominium recorded on December 12, 1977 as document no. 24231378 and any amendments thereto;
- (4) the covenants, conditions and restrictions contained in a Deed recorded on December 14, 1908 as document no. 4302055 relating to the sale of liquors thereon.
- (5) applicable zoning and building laws and ordinances;
- (6) covenants, conditions, easements, encroachments and restrictions of record;
- (7) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
- (8) utility easements, if any, whether recorded or unrecorded.