

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

012010961



Doc#: 1024612015 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/03/2010 08:41 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR: NEW PERSPECTIVE GROUP LLC, of the City of Chicago, County of Cook, State of ILLINOIS for and in consideration of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MARGARET M. HICKEY, of 1009 W. Haven Avenue, New Lenox, IL 60451, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

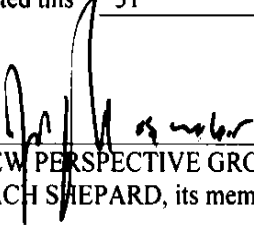
BOX 15

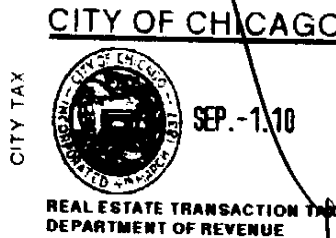
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

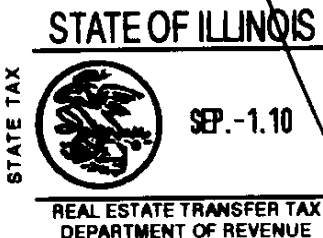
Permanent Real Estate Index Number: 17-22-105-045-1300, 17-22-105-045-1149
Address of Real Estate: 1305 S. Michigan Unit 1613, Chicago, IL 60605

Dated this 31st day of August 2010.

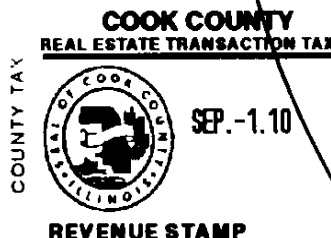

NEW PERSPECTIVE GROUP LLC by STEPHEN ZACH SHEPARD, its member



REAL ESTATE TRANSFER TAX
0324450
FP 102803



REAL ESTATE TRANSFER TAX
0030900
FP 102809



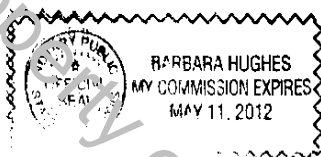
REAL ESTATE TRANSFER TAX
0015450
FP326707

13
52
59
11/10

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT STEPHEN ZACH SHEPARD, personally known to me to be the same person whose name is 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 31st day of August 2010.



Barbara Hughes

(Notary Public)

Prepared by:

Philip M. Fornaro & Associates Ltd.
4830 W. Butterfield Road
Hillside, IL 60162

Mail to:

Mike Maslanka
Attorney at Law
100 W. Monroe St Ste. 804
Chicago IL 60603

Name and Address of Taxpayer:

Margaret M. Hickey
1305 S. Michigan Unit 1613
Chicago, IL 60605

UNOFFICIAL COPY

Exhibit "A" – Legal Description

PARCEL 1:

UNITS 1613 AND GU-98 IN THE LOFTS AT MUSEUM PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 3, 4, 5, 6, 7, 8, 9 AND LOT 10 (EXCEPT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF +14.10 CITY OF CHICAGO DATUM) IN BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO, THAT PART OF LOTS 1 AND 2 LYING ABOVE A HORIZONTAL PLANE OF 68.98 CITY OF CHICAGO DATUM, IN THE WEST 130 FEET OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY SOUTH MICHIGAN AVENUE LOFTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0603732105, AS 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 USE STORAGE SPACE S-149, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0603732105, AS AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1, CREATED BY THE GRANT OF EASEMENT RECORDED AUGUST 18, 2003 AS DOCUMENT 0322745060.

Permanent Real Estate Index Number(s): 17-22-105-045-1300, 17-22-105-045-1149,
Common Address(es) of Real Estate: 1305 S. Michigan Unit 1613, Chicago, IL 60605