



1029440015

Doc#: 1029440015 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/21/2010 09:59 AM Pg: 1 of 3

WARRANTY DEED

The Grantor: **Cezar G. Mantea**, divorced and not since remarried, of the City of Chicago, State of Illinois, for and in the consideration of Ten and No/100 (10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant to: **Richard Soti**, residing at 6538 N. Rockwell Avenue, Chicago, Illinois, 60645, the following described real estate situated in the County of Cook, State of Illinois, to wit:

" SEE LEGAL DESCRIPTION ATTACHED HERETO "

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to terms, provisions, covenants and conditions of the Declaration of Condominium and the amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or the amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium; and the General Real Estate Taxes not yet due and payable.

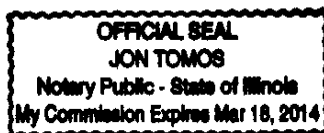
Permanent Real Estate Index Number: 13-12-218-050-1015
Property Address: 2400 W. Balmoral, Unit 3B, Chicago, Illinois 60625.
Dated this 20th day of September, 2010

Cezar G. Mantea

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Cezar G. Mantea, 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 he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of September, 2010.



Notary Public

Send Recorded Document to
Richard Soti
6538 N. Rockwell
Chicago, Ill 60645

Send Tax Bills to:
Richard Soti
2400 W. Balmoral, Unit 3B
Chicago, Ill 60625

Prepared by: Jon Tomos, Esq., 3553 W. Peterson Ave., Suite 201, Chicago, IL 60659.

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BOX 333-CP

CTST 5118695J (SK 210037901
1 of 1

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS



OCT 13 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007958

REAL ESTATE
TRANSFER TAX

00025.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT 15 10

REVENUE STAMP

0000007958

REAL ESTATE
TRANSFER TAX

000125.00

FP 103033

CITY OF CHICAGO



OCT. 13. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007636

REAL ESTATE
TRANSFER TAX

00263.00

FP 103033

UNOFFICIAL COPY

LEGAL DESCRIPTION

Property: 2400 W. Balmoral, Unit 3B, Chicago, Ill 60625
PIN: 13-12-218-050-1015

PARCEL 1: UNIT 2400-3B, IN THE BALMORAL COURTS CONDOMINIUMS I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 1/2 OF LOT 3 (EXCEPT THAT PART OF SAID LOT FALLING IN JOHN GUINAND'S SUBDIVISION AND ALSO EXCEPT THAT PART CONDEMNED FOR WIDENING WESTERN AVENUE) IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. LYING EAST OF THE EAST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS SAID PREMISES TO THE NORTH THEREOF EXTENDED SOUTH, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708915043, 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 PARKING SPACE P1 AND STORAGE SPACE S15, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0708915043.

Cook County Clerk's Office