

UNOFFICIAL COPY

WARRANTY DEED

THIS AGREEMENT, made this March 9th, 2011, by and between **Rich Walbroel**, a single man, of the City of Chicago, State of Illinois, "GRANTOR," and **Raoul Davion and Edna Davion**, of the City of Chicago, State of Illinois, "GRANTEE," WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, not as Tenants in Common, not as Joint Tenants, but as husband and wife as Tenants by the Entirety, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: 1108712050 Fee: \$38.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/28/2011 08:53 AM Pg: 1 of 2

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
 HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, HEREBY RELEASING ALL RIGHTS OF HOMESTEAD with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited: and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents on the day and year first above written.

RICH WALBROEL

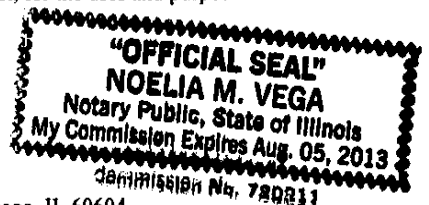
[Handwritten signature of Rich Walbroel]

STATE OF ILLINOIS)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Rich Walbroel is personally known to me, and 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 set forth.

Given under my hand and notarial seal this 10th day of March, 2011.

[Handwritten signature of Notaria M. Vega]
 Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1403, Chicago, IL 60604

After recording, return to: Vaverka, Rosen & Haugh, 180 N. Michigan, Suite 900, Chicago, IL 60601
 Send Subsequent Tax Bills to:

RAOUL DAVION
 614 S. Loomis #3
 Chicago, IL 60607

S Y
 P 2
 S N
 SC V
 INT AD

STEWART TITLE COMPANY
 2055 West Army Trail Road, Suite 110
 Addison, IL 60101
 630-889-4000

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EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

Unit 614-3 together with its undivided percentage interest in the common elements in The 1400 West Flourney Condominium, as delineated and defined in the Declaration recorded as document number 0716322089, in the West 1/2 and the West 1/2 of the Southwest 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the Storage Space Number S-9, a Limited Common Element ("LCEs"), as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 614-3 as set forth in the Declaration; the grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Commonly known as: 614 South Loomis, Condo 3 Chicago, IL 60607


Permanent Index No.: 17-17-302-090-1030

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENT FOR IMPROVEMENTS NOT YET COMPLETED, UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF YEAR 2010 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.


City of Chicago
Dept. of Revenue
609938
3/15/2011 13:43
dr00191



Real Estate
Transfer
Stamp
\$1,754.00
Batch 2,565,390

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

MAR. 18. 11
REVENUE STAMP

# 000000334	REAL ESTATE TRANSFER TAX
	0006450
	FP 102810

STATE OF ILLINOIS
STATE TAX

MAR. 18. 11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000002484	REAL ESTATE TRANSFER TAX
	0012900
	FP 102804