

UNOFFICIAL COPY

WARRANTY DEED

627836 1 of 2



Doc#: 1112533132 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2011 01:31 PM Pg: 1 of 2

WHEN RECORDED, MAIL TO:

Daniel E. Levy, Esq.
103 Scheller Road, First Floor
Lincolnshire, Illinois 60069

SEND SUBSEQUENT TAX BILLS TO:

Joshua M. Butler and Rebecca McQuillan
3247 N. Racine, #1
Chicago, Illinois 60657

GRANTORS, **Ralph Lipford and Julie Davis n/k/a Julie Lipford**, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEEES, **Joshua M. Butler and Rebecca McQuillan**, of Chicago, Illinois, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-20-421-049-1001.

Property Address: 3247 N. Racine, #1, Chicago, Illinois 60657.

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

Subject to the following, if any: (1) General real estate taxes for the year 2010-2nd installment and subsequent years; (2) private, public and utility easements of record; (3) covenants, conditions and restrictions of record; (4) Purchasers' mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 16 Day of April, 2011.

DATED this 16 Day of April, 2011.

Ralph Lipford

Julie Davis n/k/a Julie Lipford

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

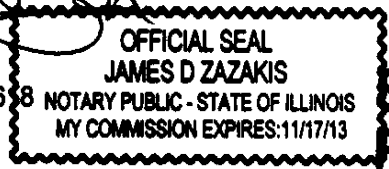
STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that RALPH LIPFORD and JULIE DAVIS n/k/a JULIE LIPFORD, personally known to me to be the same persons whose names are 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 notary seal, this 16th Day of April, 2011.

My commission expires 11/17/13

Notary Public



PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618

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File Number: TM296426

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LEGAL DESCRIPTION

PARCEL 1:

UNIT #1 OF THE 3247 N. RACINE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 6 IN BLOCK 8 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AS SHOWN AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020138354 ON FEBRUARY 1, 2002.

PARCEL 2:


THE EXCLUSIVE USE AND RIGHT TO PARKING SPACE G1 AS ASSIGNED AS A LIMIED COMMON ELEMENT PER THE CONDOMINIUM DECLARATION.

Commonly known as: 3247 North Racine
Condo 1
Chicago IL

PIN/Tax Code: 14-20-421-049-1001

CITY OF CHICAGO

CITY TAX



APR. 27. 11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000002951

REAL ESTATE TRANSFER TAX
05355.00
FP 102807

COOK COUNTY

COUNTY TAX



APR. 28. 11


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000000571

REAL ESTATE TRANSFER TAX
00255.00
FP 102810

STATE OF ILLINOIS

STATE TAX



APR. 28. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002721

REAL ESTATE TRANSFER TAX
00510.00
FP 102804

Property of Cook County Clerk's Office