

2011-07948
UNOFFICIAL COPY

WARRANTY DEED

(CORPORATION TO INDIVIDUAL)



11152490330

Doc#: 1115249033 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2011 03:32 PM Pg: 1 of 2

THE GRANTOR, American Bank & Trust Company,
N.A.,

of the Village of Elburn, County of Kane, State of
Illinois, for and in consideration of Ten and no/100
Dollars and other valuable consideration in hand
paid,

CONVEYS AND WARRANTS to

Patrick Leyden & Lisa Leyden,
Husband and wife, as joint tenants,
43W555 Hawkeye Dr, Elburn, IL 60119

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Number(s): 16-17-320-037-1001
Address of Real Estate: 3144 W. Filmore St., Unit 1, Chicago, IL 60612

DATED this 3rd day of May, 2011

American Bank & Trust
By: Lucas Goucher
Its: AVP-Commercial Loans

(SEAL)

City of Chicago
Dept. of Revenue
611704
5/17/2011 13:25
dr00370



Real Estate
Transfer
Stamp

\$178.50

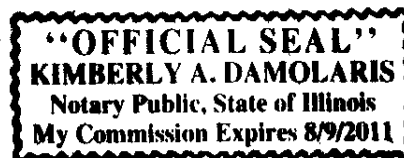
Batch 2,849,965

State of Illinois, County of KANE ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that LUCAS GOUCHER are personally known to me to be the same persons whose names subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledge 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 this 3 day of May, 2011.

Notary Public

Prepared by: Peter Coules, Jr., Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521



Mail To:

James Thompson, Esq.
(Name)

77 W. Washington
(Address)

Chicago, IL 60602
(City, State and Zip)

grantee's:
Send Subsequent Tax Bills To:

Patrick & Lisa Leyden
(Name)

525 W. Main St.
(Address)

Elburn, IL 60119
(City, State and Zip)

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

PREMIER TITLE

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LEGAL DESCRIPTION

PARCEL 1:


UNIT 1 IN 3144 W. FILLMORE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 32 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0526219102; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 0526219102

Commonly Known As: 3144 W. Fillmore St., Unit #1, Chicago, IL 60612
PIN: 16-13-320-037-1001

Subject to general real estate taxes not yet due and payable at time of closing; special assessments confirmed after May 3, 2011 building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit. if the property is other than a detached, single-family home; party walls, party wall rights and agreements; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable; installments of assessments due after the date of closing.

STATE TAX	STATE OF ILLINOIS		# 0000000020
		MAY. 19. 11	
		REAL ESTATE TRANSFER TAX	
		DEPARTMENT OF REVENUE	
		REAL ESTATE TRANSFER TAX	
		00017.00	
		FP 103043	

COUNTY TAX	COOK COUNTY	
	REAL ESTATE TRANSACTION TAX	
		MAY. 19. 11
		REVENUE STAMP

# 0000000020	REAL ESTATE TRANSFER TAX
	00008.50
	FP 103046

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