

UNOFFICIAL COPY

WARRANTY DEED



After Recording Mail To:
Harley Rosenthal, Esq.
Rosenthal Law Group, LLC
3700 W. Devon Ave., Ste. E
Lincolnwood, IL 60712

Doc#: 1115404131 Fee: \$40.00
Eugene "Gene" Moore HRSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/03/2011 02:11 PM Pg: 1 of 3

Mail Subsequent Tax Bills To:
Robert L. Scheuermann
859 N. Hermitage Ave., No. 3
Chicago, IL 60622

This space reserved for Recorder's use.

203285 1/2

GRANTORS Heather Dawn Gage, and Sanjay Bakul Pandya, husband and wife, of 859 N. Hermitage Avenue, No. 3, Chicago, Illinois, 60622, County of Cook, for and in consideration of Ten Dollars (\$10.00), in hand paid,

TRANSFER, CONVEY, and WARRANT to GRANTEE, Robert L. Scheuermann, a single man, of 1508 N. Damen Avenue, Chicago, IL 60622, County of Cook the following described real estate, in fee simple absolute:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Index Number: 17-06-430-076-1003
Address of Real Estate: 859 N. Hermitage Ave. No. 3, Chicago, Illinois 60622

THIS DEED IS SUBJECT TO matters of public record, 2010 real estate taxes, and subsequent years, and the declarations of covenants, conditions and restrictions, rights and easements, and assessments for the benefit of public utilities, quasi-public utilities, and the municipalities, including but not limited to the ordinances by the City of Chicago and County of Cook, relating to sewer and/or water system usage and rights, easements, and rights of way, waterways, and those of the State of Illinois, and adjoining owners in roadways and public easements, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantors signed this Warranty Deed in the City of Chicago, State of Illinois this 12th day of May, 2011.

By: [Signature]
Heather Dawn Gage

By: [Signature]
Sanjay Bakul Pandya

S _____
P _____
S _____
SC _____
INT _____

BOX 441

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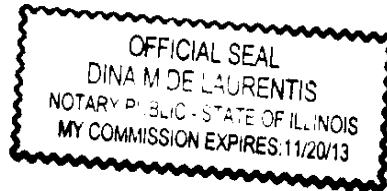
State of Illinois)
) SS
 County of Cook)

The undersigned a notary public in and for the above County and State, certifies that Heather Dawn Gage, who provided proof to be the same person whose name is subscribed as a principal to the foregoing document, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 12th day of May, 2011.

By: *Dina De Laurentis*
 Notary Public

State of Illinois)
) SS
 County of Cook)



The undersigned a notary public in and for the above County and State, certifies that Sanjay Bakul Pandya, who provided proof to be the same person whose name is subscribed as a principal to the foregoing document, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 12th day of May, 2011.

By: *Dina De Laurentis*
 Notary Public



This Instrument Was Prepared By:
 Dina De Laurentis
 Wolf, Holland & Solovy, LLP
 40 Skokie Boulevard, Ste. 105
 Northbrook, IL 60062
 Cook County

| REAL ESTATE TRANSFER | | 05/26/2011 |
|----------------------|--|-------------------|
| CHICAGO: | | \$3,637.50 |
| CTA: | | \$1,455.00 |
| TOTAL: | | \$5,092.50 |

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| REAL ESTATE TRANSFER | | 05/26/2011 |
|----------------------|--|-----------------|
| COOK | | \$242.50 |
| ILLINOIS: | | \$486.00 |
| TOTAL: | | \$727.50 |

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Commitment Number: 208308

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 3 IN THE 859 NORTH HERMITAGE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 1/2 OF LOT 3 IN BLOCK 19 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL BUILDING AND IMPROVEMENTS THEREON, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 18, 2007 AS DOCUMENT NUMBER 0735203020, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 0735203020.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF DECK R-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 0735203020.

17-06-430-076-1003

CKA: 859 North Hermitage Avenue, Unit 3, Chicago, IL, 60622