

UNOFFICIAL COPY



11174260020

WARRANTY DEED

ILLINOIS

Doc#: 1117426002 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/23/2011 08:23 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) Jennifer Miller and Nicolino Di Benedetto, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Donald K. Andersen, a single man, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2010 and 2011 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-30-110-023-1049

Address(es) of Real Estate: 2911 N. Western Avenue, Unit 411 Chicago, Illinois 60618

The date of this deed of conveyance is June 10, 2011.

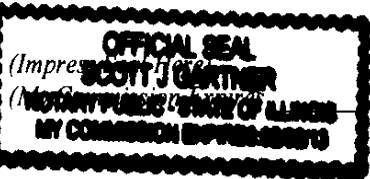
(SEAL) Jennifer Miller

(SEAL) Nicolino Di Benedetto

(SEAL)

(SEAL)

State of Illinois, County of Lake ss. I, Scott J Gaeth, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Miller and Nicolino Di Benedetto are personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 official seal on June 8, 2011.

Notary Public

FIDELITY NATIONAL TITLE 13013715

BOX 15

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Page P 2
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SC Y
INT C.F.

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LEGAL DESCRIPTION

For the premises commonly known as 2911 N. Western Avenue, Unit 411, Chicago, Illinois 60618.


PARCEL 1: UNIT 411 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-11 AND P-65, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

CITY OF CHICAGO

CITY TAX



JUN. 16. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001063


REAL ESTATE
TRANSFER TAX

0227550

FP 102803

STATE OF ILLINOIS

STATE TAX



JUN. 16. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006222

REAL ESTATE
TRANSFER TAX

0021100

FP 102809


This instrument was prepared by:
R. Scott Coles
Gartner Law Offices, Inc.
505 Orchard St, Suite 200
Antioch, IL 60002

Send subsequent tax bills to:
Mr. Donald K. Andersen
2911 N. Western Ave., Unit 411
Chicago, IL 60618

Recorder-mail recorded document to:
Mr. Russell Syracuse
Attorney at Law
1440 W. North Ave., Suite 401 207
Melrose Park, IL 60160-1427

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 16. 11

REVENUE STAMP

0000006210

REAL ESTATE
TRANSFER TAX

0010550

FP326707