

UNOFFICIAL COPY

111007624

WARRANTY DEED

MAIL TO:

Joseph P. McEligott
10523 S. Campbell
Chicago, IL 60655



Doc#: 1119334009 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2011 09:10 AM Pg: 1 of 3

PREPARED BY:

ALEXANDRA RICHARDS
ATTORNEY AT LAW
6007 N. SHERIDAN ROAD
CHICAGO, IL 60660

THE GRANTOR, MICHAEL CHAN, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to:

JAMES P. MATTHES and JENNIFER WINCHESTER, HUSBAND and WIFE,
321 S. SANGAMON
CHICAGO, IL 60607

AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and Not as Tenants in Common, or
~~AS TENANTS IN COMMON and not in Joint Tenancy~~

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

PROPERTY INDEX NUMBER: 17-17-201-104-0000
PROPERTY ADDRESS: 26 S. ABERDEEN, UNIT 7, CHICAGO, IL 60607

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2010 2nd installment and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and hold forever.

DATED THIS 23RD DAY OF JUNE, 2011


MICHAEL CHAN

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STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, a notary public in and for the above county and state, certifies that MICHAEL CHAN, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as his free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal,

this 23RD day of JUNE 2011

Mara D. Milanovic
NOTARY PUBLIC
Exp 4/17/2012



MAIL SUBSEQUENT TAX BILLS TO:

JAMES P. MATTHES
JENNIFER WINCHESTER
26 S. ABERDEEN, UNIT 7
CHICAGO, IL 60607

City of Chicago
Dept. of Revenue
613189

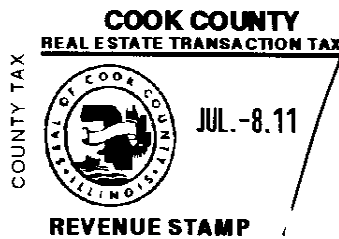


Real Estate
Transfer
Stamp

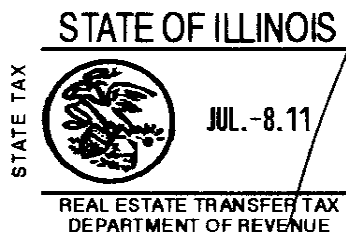
\$4,179.00

Batch 3,196,529

7/8/2011 8:24
dr00111



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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 0019900 |
| FP 103042 |



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| REAL ESTATE TRANSFER TAX |
| 0039800 |
| FP 103037 |

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PARCEL 1:

(26 SOUTH ABERDEEN STREET, UNIT 7):

THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT:

LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 38.86 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 16.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 50.49 FEET TO THE NORTH LINE OF THE SOUTH 50.49 FEET OF SAID TRACT; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST ALONG SAID LINE 16.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 50.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ARCADIA PLACE TOWNHOMES RECORDED AS DOCUMENT NUMBER 0335103049, IN COOK COUNTY, ILLINOIS.

Property Index Number:

17-17-201-014-0000

Property of Cook County Clerk's Office