

UNOFFICIAL COPY

PREPARED BY:

Christopher J. Stasko
20 S. Clark St. Suite 500
Chicago, IL 60603



Doc#: 1123840058 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2011 12:23 PM Pg: 1 of 4

MAIL TAX BILL TO:

DANA MADIGAN
2235 W. MAYPOLE #302
CHICAGO, IL 60612
MAIL RECORDED DEED TO:

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), David Badillo, married to Claudia Badillo of Chicago, Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to David Madigan, a married person, Dana Madigan, a Single person and Jean M. Madigan, a married person of Chicago, Illinois all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Legal Description: Please see attached

Permanent Index Number(s): ~~17-07-123-019-0000~~

Property Address: 2235 West Maypole, #302, Chicago, IL 60612

see attached

BOX 15

Subject, however, to the general taxes for the year of 2010 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

Dated this 3rd Day of May 2011

David Badillo

Claudia Badillo, for the sole purpose of waiving homestead rights

STATE OF Illinois

COUNTY OF Cook

FIDELITY NATIONAL TITLE

S
P
S
SC
INT

CITY OF CHICAGO



AUG. 23. 11

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001351

REAL ESTATE
TRANSFER TAX

0105000

FP 102803

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David Badillo and Claudia Badillo, 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.

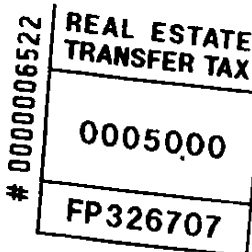
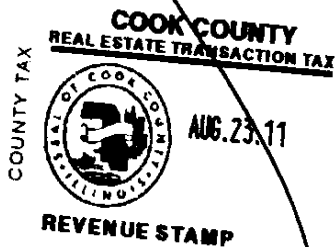
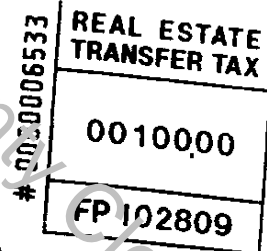
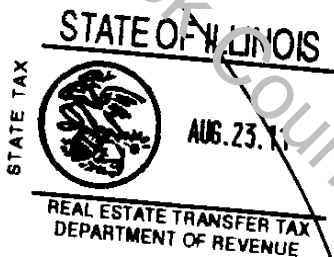
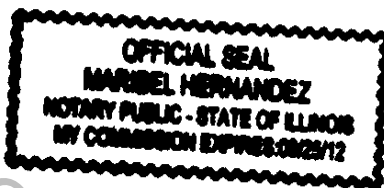
Given under my hand and notarial seal, this

3rd Day of May 2011

Maribel Hernandez
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____





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FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000
FAX: (312) 621-5033

ORDER NUMBER: 2010 011014018 CHF
STREET ADDRESS: 2235 W. MAYPOLE, UNIT 302

CITY: CHICAGO COUNTY: COOK COUNTY
TAX NUMBER: 17-07-321-045-0000, 17-07-321-036-0000, 17-07-321-041-0000,
17-07-321-042-0000, 17-07-321-047-0000, 17-07-423-019-0000
LEGAL DESCRIPTION:

PARCEL 1: UNIT 2235 MAYPOLE-302 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) LEASEHOLD ESTATE CREATED BY GROUND LEASE DATED AS OF DECEMBER 1, 2005 BETWEEN CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, LANDLORD, AND WHP HOMES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TENANT, RECORDED DECEMBER 15, 2005 AS DOCUMENT NUMBER 0534945065, DEMISING AND LEASING FOR A TERM OF 99 YEARS EXPIRING ON NOVEMBER 30, 2104, THE FOLLOWING DESCRIBED PARCELS AND;

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

PARCEL 1: LOTS 6, THE WEST 1/2 OF LOT 10, THE EAST 1/2 OF LOT 10 AND LOT 12 IN BELL RESUBDIVISION, BEING A RESUBDIVISION AND CONSOLIDATION OF PART OF CAMPBELL'S SUBDIVISION OF BLOCK 55 AND WILSON AND BATES' SUBDIVISION IN CAMPBELL'S SUBDIVISION OF BLOCK 55, INCLUDING THE EAST-WEST VACATED ALLEY AND VACATED WEST MAYPOLE AVENUE IN SAID BLOCK 55, IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID BELL RESUBDIVISION RECORDED NOVEMBER 7, 2002 AS DOCUMENT NUMBER 0021230667.

PARCEL 2: LOT 6 IN MAYPOLE RESUBDIVISION, BEING A RESUBDIVISION AND CONSOLIDATION IN BLOCKS 2 AND 3 IN PAGE AND WOOD'S SUBDIVISION OF BLOCKS 50, 63 AND 64, AND IN THE SUBDIVISION OF LOTS 5 AND 6 IN SAID BLOCK 3 IN PAGE AND WOOD'S SUBDIVISION, INCLUDING THE EAST-WEST VACATED ALLEYS AND VACATED WEST MAYPOLE AVENUE, IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID MAYPOLE RESUBDIVISION RECORDED NOVEMBER 7, 2002 AS DOCUMENT NUMBER 0021230658.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF LOTS 10 AND 12 OF PARCEL 1 FOR PARKING AND INGRESS AND EGRESS THERETO, AS CREATED, LIMITED AND DEFINED IN THE EASEMENT AGREEMENT DATED DECEMBER 1, 2005 AND RECORDED DECEMBER 15, 2005 AS DOCUMENT NO. 0534945066 BY AND BETWEEN WEST MAYPOLE, L.P., AN ILLINOIS LIMITED PARTNERSHIP, AND WHP HOMES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OVER AND ACROSS THE FOLLOWING DESCRIBED PREMISES, TO WIT:

THE NORTH 26.67 FEET OF THE SOUTH 36.23 FEET OF THE WEST 18.00 FEET OF THE EAST 19.60 FEET OF LOT 11 IN BELL RESUBDIVISION AFORESAID (BENEFITTING LOT 12);

THE NORTH 18.00 FEET OF THE SOUTH 27.26 FEET OF THE EAST 17.50 FEET OF THE WEST 18.00 FEET OF LOT 11 IN BELL RESUBDIVISION AFORESAID (BENEFITTING LOT 10);

THE WEST 17.92 FEET OF THE EAST 40.22 FEET OF THE NORTH 17.92 FEET OF THE SOUTH 55.33 FEET OF LOT 9 IN BELL RESUBDIVISION AFORESAID (BENEFITTING LOT 10);

AND THOSE PARTS OF SAID LOTS 9 AND 11 DESCRIBED IN SECTION 3.1(C) OF THE AGREEMENT



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FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5033

ORDER NUMBER: 2010 011014018 CHF
STREET ADDRESS: 2235 W. MAYPOLE, UNIT 302

CITY: CHICAGO
TAX NUMBER: 17-07-321-045-0000

COUNTY: COOK COUNTY

LEGAL DESCRIPTION:
(FOR ACCESS ONLY AS DEFINED THEREIN);

IN WESTHAVEN PARK HOMES CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0626931025, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL II: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-30, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.