

UNOFFICIAL COPY

Warranty Deed



Doc#: 1125904114 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/16/2011 11:25 AM Pg: 1 of 2

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Orchard Heritage, Inc., an Illinois Corporation for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Richard Goldsmith of Chicago 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 hereto and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**and Jenifer E. Goldsmith, husband and wife*
SUBJECT TO: General taxes for 2010 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-06-225-072-0000; 17-06-229-045-0000 (underlying)

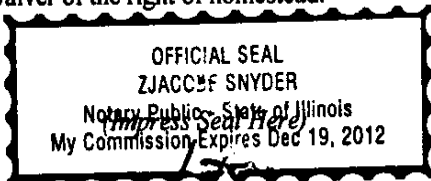
Address(es) of Real Estate: 1214 N. Wood St. Unit 101, Chicago, IL 60622

Orchard Heritage, Inc., by its President

The date of this deed of conveyance is September 9, 2011.

BOX 15

State of Illinois, County of _____ SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signed 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 acknowledge 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.



(My Commission Expires 12/19/12)

Given under my hand and official seal 9/9/2011.

Notary Public

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FIDELITY NATIONAL TITLE 11014949
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INT 2

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LEGAL DESCRIPTION

For the premises commonly known as: 1214 N. Wood St., Chicago, IL 60622

PARCEL 1:

UNIT NUMBER 101 IN THE 1214 NORTH WOOD STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 25 AND 26 IN BLOCK 2 IN CLARKSON'S SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH 25 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 20, 2011 AS DOCUMENT NUMBER 1120134066; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-101, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

(A) THE TENANT OF UNIT 101 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.


This instrument was prepared by
Mark Edison
Law Office Mark E. Edison PC
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523

Send subsequent tax bills to:
Richard Goldsmith
1214 N. Wood
Unit 101
Chicago IL 60622

Recorder mail recorded document to:
Richard Goldsmith
1214 N. Wood
Unit 101
Chicago IL 60622

CITY OF CHICAGO

CITY TAX



SEP. 12. 11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001486

REAL ESTATE TRANSFER TAX
0561750
FP 102803

STATE OF ILLINOIS

STATE TAX



SEP. 12. 11


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006680

REAL ESTATE TRANSFER TAX
0053500
FP 102809

COOK COUNTY

COUNTY TAX



SEP. 12. 11

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000006669

REAL ESTATE TRANSFER TAX
0026750
FP326707