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**THIS DOCUMENT WAS
PREPARED BY:**

Jeremy E. Reis, Esq.
RUTTENBERG & RUTTENBERG
833 N. Orleans Street, Suite 400
Chicago, IL 60610



Doc#: 1131426115 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/10/2011 10:37 AM Pg: 1 of 3

**AFTER RECORDING, RETURN
TO:**

Ian B. Hoffenberg, Esq.
Law Offices of Ian B. Hoffenberg LLC
221 North LaSalle Street
Suite 1300
Chicago, IL 60601

~~1131426115~~
AFF-1107894
2 of 3

WARRANTY DEED

THIS INDENTURE is made as of this 14th day of October, 2011 by and between **Giles Flanagin, an unmarried man** ("Grantor") having a mailing address of 1428 S. Logan, Denver, Colorado 80210 and **Edward Campbell**, ("Grantee"), having a mailing address of 1902 S. Baltimore, Kirksville, Missouri 63501.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, I hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

City of Chicago
Dept. of Revenue
616407



Real Estate
Transfer
Stamp
\$2,871.75

Batch 3,740,423

11/2/2011 9:23
dr00766

S Y
P 3
S N
SC V
INT 10

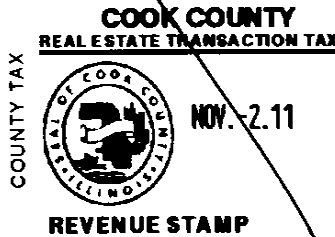
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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 14th day of October, 2011.


Giles Flanagin

State of Illinois)


County of Cook)



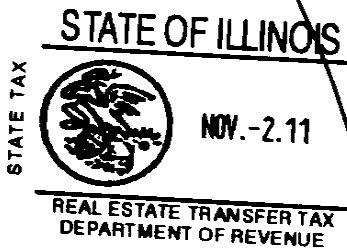
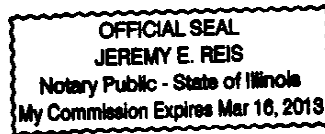
# 0000005847	REAL ESTATE TRANSFER TAX
	0013675
	FP 103042

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Giles Flanagin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of October, 2011.


Notary Public

Commission expires: 3/16/2013



# 0000006016	REAL ESTATE TRANSFER TAX
	0027350
	FP 103037

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT 3734-3 AND P-4 IN CLIFTON COURT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 38 AND 39 IN BLOCK 1 IN BUCKINGHAM'S SECOND ADDITION TO LAKEVIEW, A SUBDIVISION OF ALL OF BLOCK 11 AND PARTS OF BLOCKS 10 AND 12 (EXCEPT RAILROAD) OF LAFLIN, SMITH, AND DYER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0406545040 ("DECLARATION") TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF RIGHTS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY AFORESAID

PERMANENT INDEX NUMBER(s): 14-20-215-051-1003
14-20-215-051-1012

COMMON ADDRESS: 3734 N. Clifton Avenue, Unit 3,
Chicago, IL 60613

Mail to Bill to: Edward Campbell
19233 Orrick Trail, Kirksville, MO 63501
Exhibit B

Exceptions To Title

1. Real Estate Taxes for the year 2011 and subsequent years.
2. Provisions, conditions, restrictions, options, assessments and easements as created by the Declaration of Condominium recorded as Document Number 0406545040 as amended from time to time.
3. Provisions, conditions and limitations as created by the Condominium Property Act.