

# UNOFFICIAL COPY

**WARRANTY DEED**  
**(Individual to Individual)**  
**(ILLINOIS)**  
**PAGE 1:**



Doc#: 1132033124 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/16/2011 01:45 PM Pg: 1 of 3

THE GRANTORS, Brian J. Armknecht and Lindsay M. King, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEE, JANSSEN Edgar H. Bachrach, of N. Janssen Avenue, Chicago, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-29-320-046-1003; 14-29-320-046-1007  
Address (es) of Real Estate: 2430 N. Southport Avenue, Unit 1-R, P-2, Chicago, IL 60614

DATED: 10/21/11

Brian J. Armknecht      Lindsay M. King  
Brian J. Armknecht      Lindsay M. King

State of CONNECTICUT, County of NEW HAVEN ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lindsay M. King, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this Date 21 OCTOBER 2011

David J. Boudinot  
NOTARY PUBLIC  
DAVID J. BOUDINOT

MY COMMISSION  
EXPIRES 3/31/2013

This instrument prepared by: Central Law Group  
2822 Central Street, Evanston, IL 60201

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BOX 334 CTT

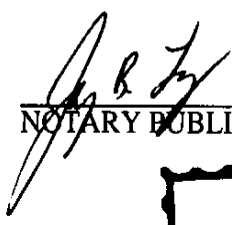
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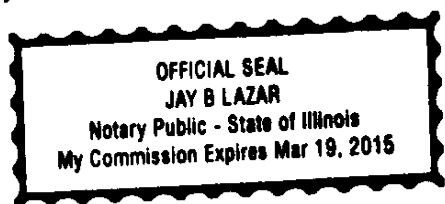
# UNOFFICIAL COPY

State of ILLINOIS, County of COOK ss.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian J. Armknecht, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal, this Date 10/25/11



  
NOTARY PUBLIC



This instrument prepared by: Central Law Group  
2822 Central Street, Evanston, IL 60201

REAL ESTATE TRANSFER	11/01/2011
 CHICAGO:	\$1,206.25
CTA:	\$514.50
<b>TOTAL:</b>	<b>\$1,800.75</b>

14-29-320-046-1003 | 20111001603590 | RWF68U

REAL ESTATE TRANSFER	11/01/2011
  COOK	\$85.75
ILLINOIS:	\$171.50
<b>TOTAL:</b>	<b>\$257.25</b>

14-29-320-046-1003 | 20111001603590 | F5FART

Property of Cook County Clerk's Office

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## Legal Description

of premises commonly known as 2430 N. Southport Avenue, Unit 1-R, P-2, Chicago, IL 60614

Property Index Number: 14-29-320-046-1003; 14-29-320-046-1007

UNIT NUMBERS 1-R AND P-2 IN THE 2430 N. SOUTHPORT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 10 FEET OF LOT 11 AND THE NORTH 20 FEET OF LOT 12 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND FOR INGRESS AND EGRESS AS CREATED BY GRANT AND RESERVATION RECORDED MAY 20, 1985 AS DOCUMENT NUMBER 85026710.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96615111; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

MAIL TO:

Edgar Bachrach

Law Offices of Joan Maloney, LLC

(Name) 2427 N. Janssen

1140 N. Milwaukee Ave.

(Address) CHICAGO, IL 60614

Chicago, IL 60642

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Edgar H. Bachrach

(Name) 2427 N. Janssen

2430 N. Southport Ave. #1R

(Address)

Chicago, IL 60614

(City, State and Zip)