

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1201904109 Fee: \$64.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/19/2012 01:11 PM Pg: 1 of 3

### THE GRANTOR

Sarah A. Lynn  
of the City of Chicago, County of Cook,  
State of Illinois for and in consideration of  
Ten Dollars (\$10.00) and other good and  
valuable consideration, in hand paid,  
and the receipt of which is acknowledged,  
convey, grant, sell and warrant her interest to:

Stephanie Niccole Alexander, Individually, of Chicago, Illinois the following described Real Estate in Cook County, State of Illinois to wit:

SEE LEGAL ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, due to the fact this is investment property and not homestead property.  
TO HAVE AND TO HOLD said premises in Fee Simple, forever.

Subject to: Covenants, Easements, Conditions & Restriction of Record, Public and Utility Easements, & Real Estate taxes for the year 2011 and thereafter

Permanent Real Estate Index Number: 17-03-<sup>201-069 CR</sup> [REDACTED]-1026  
Common Address: 40 East Cedar Street, Unit 10B Chicago, Illinois 60611

Dated this 5<sup>th</sup> day of January, 2012

Sarah A. Lynn

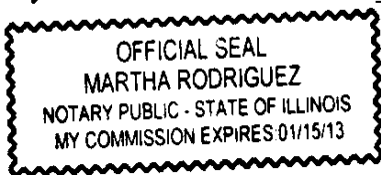
1/2 FIRST AMERICAN  
File # 2242739

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 SARAH A. LYNN personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 5<sup>th</sup> day of January, 2012

SEAL:



Notary Public

S Y  
S B  
S N  
S Y  
NT ID

This instrument prepared by: Jeffrey F. Roth, 4241 N. Hermitage Ave, Ste 2A Chicago, IL 60613


MAIL TO: Send subsequent tax bills to: Stephanie Niccole Alexander, 40 East Cedar Street, Unit 10B Chicago, Illinois 60611

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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**  
 STATE TAX  
  
 JAN. 16. 12  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 \* 000014912

REAL ESTATE TRANSFER TAX
00185.00
FP103027

**COOK COUNTY**  
 COUNTY TAX  
  
 REAL ESTATE TRANSACTION TAX  
 JAN. 17. 12  
 REVENUE STAMP  
 \* 000014918

REAL ESTATE TRANSFER TAX
00092.50
FP103028

**CITY OF CHICAGO**  
 CITY TAX  
  
 JAN. 17. 12  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 \* 000014931

REAL ESTATE TRANSFER TAX
01942.50
FP102812

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 10-B, IN FORTY EAST CEDAR STREET CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THAT PORTION OF LOTS 8, 9, AND 10 (TAKEN AS A TRACT), IN THE ASSESSOR'S DIVISION OF BLOCK 2 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF CEDAR STREET, 5 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 9, RUNNING THENCE WEST ON THE SAID NORTH LINE OF CEDAR STREET, 83 FEET; THENCE NORTH AT RIGHT ANGLES WITH SAID NORTH LINE OF CEDAR STREET, 145 5/10 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 9; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER OF LOT 5 IN TALBOT'S SUBDIVISION OF LOTS 15 TO 20, BOTH INCLUSIVE, IN HEALY'S SUBDIVISION OF LOT 1, IN THE NORTH 1/2 OF LOT 11 AND PART OF LOT 10 IN ASSESSOR'S DIVISION OF BLOCK 2 AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOT 5 AFORESAID PRODUCED SOUTH 20 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 10 AFORESAID, 5 FEET; THENCE SOUTH 125 5/10 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK, AS TRUSTEE UNDER TRUST NUMBER 10400, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24203714, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-03-201-069-1026 Vol. 0496

Property Address: 40 East Cedar Street Unit 10B, Chicago, Illinois 60611

Cook County Clerk's Office