UNOFFICIAL COPY

WARRANTY DEED WHEN RECORDED, MAIL TO: Jason C. Schram, Esq. 2860 S. River Road, Suite 180 Des Plaines, Illinois 60018 SEND SUBSEQUENT TAX BILLS TO: Christopher Anderson and Flora A. Saldivar 3221 N. Clifton, Unit 3S Chicago, Illinois 60657



Doc#: 1203826110 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 02/07/2012 11:19 AM Pg: 1 of 2

GRANTOR, Tom L. Phillips, married to Emily Phillips, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, Christopher Anderson and Fiora A. Saldivar, husband and wife, AS TENANTS BY THE ENTIRETY, of Chicago, Illinois, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-20-422-057-1006.

Property Address: 3221 N. Clifton, Unit 3S, Chicago, Illinois 60657.

Subject to the following, if any: (1) General real estate taxes for the year 2011 and subsequent years; (2) private, public and utility easements of record, if any; (3) Purchasers' moltgages of record; if any, (4) covenants, conditions and restrictions of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 3 Day of January, 2012.	CA) ED this 3 Day of January, 2012.
A. H. 1.	Emily Philips
Tom L. Phillips	Emily Phillips
STATE OF ILLINOIS) ss	
COUNTY OF COOK)	O _x

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that TOM L. PHILLIPS and EMILY PHILLIPS, personally known to me to be the same persons 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 notary seal, this Day of January, 2012.

My commission expires 11 17 13

Notary Public

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 606184

OFFICIAL SEAL
JAMES D ZAZAKIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/17/13

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File Number: TM303426 UNOFFICIAL COPY

LEGAL DESCRIPTION

Parcel 1:

Unit 3S together with its undivided percentage interest in the common elements in The Clifton City Residences Condominiums, as delineated and defined in the Declaration recorded as document number 0010834172, in Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the Parking Space Number P-3S as a Limited Common Element ("CLE"), as delineated on the Plat of Survey and the Rights and Easements for the benefit of Unit Numbers 1N, 1S, 2N, 2S, 3N and 3S as set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the Rights and Easements as set forth in said Declaration for the remaining land described therein.

Parcel 3:

The exclusive right to the use of the Pailding Roof for construction of a Roof Deck, as set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the Rights and Easements for the remaining land described therein.

Commonly known as:

3221 North Clifton

Condo 3S

Chicago IL

PIN/Tax Code:

14-20-422-057-1006

REAL ESTATE TRANSFER

01/25/201

COOK \$191.50 ILLINOIS: \$383.00 TOTAL: \$574.50

14-20-422-057-1006 | 20120101600515 | X5DRXM

County Clark's

REAL ESTATE TRANSFER

01/10/2012

CHICAGO: \$2,872.50 CTA: \$1,149.00

TOTAL:

\$4,021.50

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