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WARRANTY DEED (Illinois)



Doc#: 1217422101 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/22/2012 02:08 PM Pg: 1 of 5

THIS DEED is made as of the 14
day of JUNE, 2012,
by and between

STEVEN RACZKOWSKI AND EDWARD
RACZKOWSKI
("Grantor," whether one or
more),

and

MARTIN MALONEY
a(n) Single Man
of Chicago
("Grantee," whether one or
more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 303 AND PARKING SPACE 23 IN FILM EXCHANGE LOFTS CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OF PARTS THEREOF IN LUNT & HAMLIN'S SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 20, 2000, AS DOCUMENT 00196242 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-22-104-032-1014, VOLUME 512 / 17-22-104-032-1094, VOLUME 512

COMMONLY KNOWN AS: 1307 S WABASH AVE., UNIT 303, CHICAGO, IL 60605

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2011 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 14 day of June, 2012.


STEVEN RACZKOWSKI

~~EDWARD RACZKOWSKI~~

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

JOSEPH R. BARBARO
9760 S. ROBERTS RD #2-A
PALOS HILLS, IL 60465

SEND SUBSEQUENT TAX BILLS TO:
MARTIN MALONEY

1307 S. WABASH AVE UNIT 303
CHICAGO, IL 60605

OR

RECORDER'S OFFICE BOX NO _____

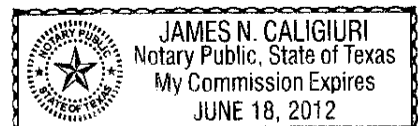
State of ~~Illinois~~ TEXAS)
County of ~~COOK~~ TARRANT) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that STEVEN RACZKOWSKI and ~~EDWARD RACZKOWSKI~~ is/are 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 acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of JUNE, 2012.

Notary Public 

My Commission Expires: JUNE 18, 2012



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

06/21/2012



CHICAGO: \$1,440.00

CTA: \$576.00

TOTAL: \$2,016.00

17-22-104-032-101+ | 20120601604208 | ERY8FQ

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

06/21/2012



COOK	\$96.00
ILLINOIS:	\$192.00
TOTAL:	\$288.00

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