

# UNOFFICIAL COPY

## WARRANTY DEED

### WHEN RECORDED, MAIL TO:

David M. Stein, Esq.  
541 North Fairbanks Court, Suite 2121  
Chicago, Illinois 60611



Doc#: 1220533050 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/23/2012 09:44 AM Pg: 1 of 2

### SEND SUBSEQUENT TAX BILLS TO:

Katherine G. Geraghty and Thomas F. Geraghty  
158 W. Burton Place, Unit 2  
Chicago, Illinois 60610

01146 - 1842 1/2

GRANTOR, **Paul R. Pekofske**, a single man, 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 GRANTEEES, **Katherine G. Geraghty and Thomas F. Geraghty**, both of Chicago, Illinois, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

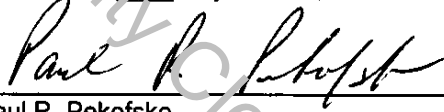
### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 17-04-204-050-1002.

Property Address: 158 W. Burton Place, Unit 2, Chicago, Illinois 60610.

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

DATED this 7 Day of June, 2012.

  
Paul R. Pekofske

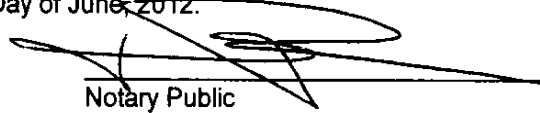
STEWART TITLE COMPANY  
2055 West Waukegan Trail Road, Suite 110  
Aurora, IL 60101  
630-889-4000

STATE OF ILLINOIS           )  
  ) ss  
COUNTY OF COOK           )

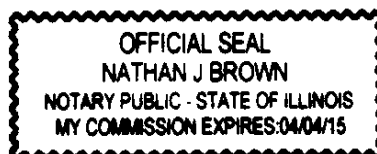
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that PAUL R. PEKOFKSKE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and 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 notary seal, this 7 Day of June, 2012.

My commission expires 4/4/15

  
Notary Public

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618



S Y  
P 2  
S N  
SCY Y  
INT C.F.

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ALTA Commitment 061306

**COMMITMENT FOR TITLE INSURANCE****SCHEDULE A****Exhibit A - Legal Description**

Unit Number 2 in the 158 West Burton Condominium As Delineated on a Survey of the Following Described Real Estate:

parcel 1:

the South 77.47 Feet of Lot 10 (except the West 2.50 Feet Thereof) and the North 2.78 Feet of the South 50.25 Feet of the East 3.93 Feet of Lot 10 in John F. Starr'S Subdivision of Lots 114, 115 and 116 in Bronson'S Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

parcel 2:

Easement for the Benefit of Parcel 1 above for ingress and egress to and from West Burton Place Created by Agreement Recorded April 13, 1964 As Document 19098118 over and upon Those Parts of Lot 10 in John F. Starr'S Subdivision Aforesaid, Described As Follow:

1) the West 2.5 Feet of the South 77.47 Feet of Lot 10,


2) the North 12.16 Feet of the South 69.63 Feet of Said Lot 10 Excepting Therefore the North 2.78 Feet of the East 3.93 Feet of the South 80.25 Feet of Said Lot 10 and Also



excepting All That Space or Area Which Lies above a Horizontal Plane of Elevation 28.22 Feet above Chicago City Datum and the Vertical Limits of Which Are Bounded and Described As Follows:

the North 3.16 Feet of the Feet of the 89.63 Feet of the West 11 Feet of Lot 10 in John F. Starr'S Subdivision Aforesaid, in Cook County, Illinois Also Excepting All That Space or Area Which Lies between Two Horizontal Planes, the Lower of Which Has an Elevation of 13.20 Feet above Chicago City Datum and the Upper of Which Has an Elevation of 22.10 Feet above Said Datum and the Vertical Limits of Which Are Bounded Described As Follows:

the North 8.82 Feet of the South 69.63 Feet of the East 21.17 Feet of Lot 10 Aforesaid Excepting from Said Premises That Part Falling above an Inclined Plane, the Eastern Terminus of Which Is an Horizontal Line of Elevation 21.10 Feet above Said Datum and the Western Terminus of Which Is an Horizontal Line of Elevation of 18.10 Feet above Said Datum and Vertical Limits of Which Are Bounded and Described As Follows:

the North 3.0 Feet of the South 89.63 Feet of the West 4.92 Feet of the East 22.17 Feet, in Cook County, Illinois.

REAL ESTATE TRANSFER		07/06/2012
	CHICAGO:	\$2,775.00
	CTA:	\$1,110.00
	TOTAL:	\$3,885.00
17-04-204-050-1002   20120601604763   6DXBBA		

REAL ESTATE TRANSFER		07/06/2012
 	COOK	\$185.00
	ILLINOIS:	\$370.00
	TOTAL:	\$555.00
17-04-204-050-1002   20120601604763   8HZ1HV		