

UNOFFICIAL COPY



Doc#: 1224242122 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2012 01:27 PM Pg: 1 of 3

This instrument prepared by:
Lawrence M. Lusk, Esq.
McCormick Braun Friman, LLC
2 N. LaSalle, Suite 1250
Chicago, IL 60602

WARRANTY DEED

This Warranty Deed is made as of this 22ND day of August, 2012.

Anthony Spalla, unmarried, of the City of Chicago, County of Cook and State of Illinois (the "Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to **Eric J. Rodarte**, of the City of Chicago, County of Cook and State of Illinois, (the "Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index No.: **14-30-409-093-0000**



Address of Real Estate: **2427 N. Clybourn, Unit A, Chicago, IL 60614**

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois, and SUBJECT TO: General real estate taxes not yet due and payable as of the date of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed.

[Signature page follows.]

REAL ESTATE TRANSFER	08/23/2012
 CHICAGO:	\$2,812.50
CTA:	\$1,125.00
TOTAL:	\$3,937.50

14-30-409-093-0000 | 20120801604511 | E8RBGN

REAL ESTATE TRANSFER	08/23/2012
  COOK	\$187.50
ILLINOIS:	\$375.00
TOTAL:	\$562.50

14-30-409-093-0000 | 20120801604511 | GQV08T

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Buy 3341

1412 | SA4633474 | CMC / Schwinger / 1062 / noach

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Signed and sworn to as of the date hereinabove first written.

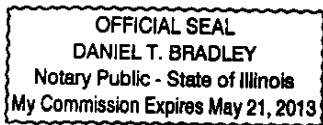
Anthony Spalla
Anthony Spalla

STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY that **Anthony Spalla**, personally known or proven 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 he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this 2nd day of August, 2012.



Daniel T. Bradley
Notary Public

My commission expires: _____

After recording, return to:

J. Panietto
220 E. North
NORTH AVE IL 60614

Future tax bills should be sent to:

E. Rodarte
2427 N. Clybourn Unit A
Chicago IL 60614

Property of Cook County Clerk's Office

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STREET ADDRESS: 2427 N. CLYBOURN AVE APARTMENT A
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-30-409-093-0000

LEGAL DESCRIPTION:**PARCEL 1:**

THAT PART OF LOTS 38 AND 39 IN BLOCK 6 IN FULLERTON'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRICIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTH WESTERN RAILROAD AND EAST OF CLYBOURN AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 38;

THENCE NORTH 44 DEGREES 57 MINUTES 58 SECONDS EAST, ALONG THE SOUTHEASTERLY UNE OF SAID LOT 38, A DISTANCE OF 21.96 FEET;

THENCE NORTH 45 DEGREES 13 MINUTES 26 SECONDS WEST ALONG THE SOUTHEASTERLY PROLONGATION OF THE CENTER OF A PARTY WALL AND THE CENTER OF PARTY WALL, A DISTANCE OF 29.24 FEET TO THE EXTERIOR FACE OF A 3 STORY BRICK BUILDING;

THENCE SOUTH 45 DEGREES 19 MINUTES 17 SECONDS WEST ALONG THE EXTERIOR FACE OF A 3 STORY BRICK BUILDING AND THE SOUTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 21.85 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 39;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LOTS 38 AND 39, A DISTANCE OF 29.38 FEET TO THE PLACE OF BEGINNING;

AND THAT PART OF THE COMMON AREA (AS SHOW ON SURVEY BY SCHOMIG LAND SURVEYORS, LTD., REVISED APRIL 14, 2004, NO. 989813-1, HEREAFTER "THE SURVEY") LYING BETWEEN UNITS 13A AND 14A, BEING ONLY THE EXTERIOR SURFACES OF A 3 STORY MASONRY BUILDING LYING ABOVE BREEZEWAY BETWEEN UNITS 13A AND 14A, AND LYING NORTHEASTERLY OF A LINE CONNECTING THE MOST WESTERLY CORNER OF UNIT 14A TO THE MOST SOUTHERLY CORNER OF UNIT 13A, AS SHOWN ON THE SURVEY, AND LYING SOUTHWESTERLY OF A LINE CONNECTING THE MOST NORTHERLY CORNER OF UNIT 14A TO THE MOST EASTERLY CORNER OF UNIT 13A, AS SHOWN ON THE SURVEY, AND LYING SOUTHEASTERLY OF THE CENTER OF PARTY WALL OVER BREEZEWAY DIVIDING UNITS 13A AND 14A IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR 2427-2429 NORTH CLYBOURN HOMEOWNERS ASSOCIATION RECORDED APRIL 27, 1999 AS DOCUMENT NUMBER 99402525