

# UNOFFICIAL COPY

## WARRANTY DEED

### THE GRANTORS

Brian Timpone and Patricia Timpone, husband and wife, and both of Chicago, Illinois,

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT in fee simple unto

<sup>S.</sup> Adam Guetzow and Dana Guetzow, husband and wife and both of Chicago, Illinois,

as tenants by the entirety, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-32-134-054-1004

Address of Real Estate: 2024 North Racine Avenue, Unit D, Chicago, Illinois 60614

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantors have executed this instrument this 26 day of September, 2012.

Brian Timpone  
Brian Timpone

Patricia Timpone  
Patricia Timpone

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 Brian Timpone and Patricia Timpone 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 each 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 26<sup>th</sup> day of September, 2012.



Michael Santelli  
NOTARY PUBLIC  
My Commission Expires: 02/01/2016

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

AP/2012/10/22/11/21/2012



Doc#: 1227916068 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2012 02:36 PM Pg: 1 of 3

This Space for Recorder's Use Only

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1:**

UNIT NUMBER "D" IN THE CAMDEN PASSAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 46 AND THE NORTH 3 FEET OF LOT 47 IN SUB-BLOCK 5 OF BLOCK 13, THE SOUTH 19 FEET OF LOT 47 AND THE NORTH 6 FEET OF LOT 48 IN SUB-BLOCK 5 OF BLOCK 13 AND THAT PART OF LOT 48 IN SUB-BLOCK 5 OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE NORTHERLY ALONG THE EAST LINE 16 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT TO THE WEST LINE; THENCE SOUTH ALONG THE WEST LINE OF SOUTHWEST CORNER OF THE SAID LOT 48; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, ALSO THAT PART OF LOT 49 IN SUB-BLOCK 13 AFORESAID, DESCRIBED AS FOLLOWS::

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 49 AND RUNNING THENCE SOUTHERLY ALONG THE EAST LINE 14 FEET, THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID LOT 49 TO THE WEST LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS,

**ALSO**

LOTS 12 AND 13 AND LOTS 5, 8 AND 9, IN MARTIN LEWIS SUBDIVISION OF LOTS 25 IN SUB-BLOCK 13, ALL IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88509554 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT PARKING SPACE ASSIGNED TO UNIT "D", AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record which do not impair Buyer's use of the property as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach; public and utility easements; acts done by or suffered through Buyer; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

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Address of Real Estate: 2024 North Racine, Unit 1D, Chicago, Illinois 60614

This instrument was prepared by: Eileen C. Lally, 1140 North Milwaukee, Suite 1, Chicago, Illinois 60642

**UPON RECORDING MAIL TO:**

Thompson & Thompson  
115. LaSalle, Suite 302  
Chicago, IL 60603

**SEND SUBSEQUENT TAX BILLS TO:**

Adam Guetzow and Dana Guetzow  
2024 North Racine, Unit D  
Chicago, Illinois 60614


File Number



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This page being added for Revenue Stamps

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

Property of Cook County Clerk's Office

<b>REAL ESTATE TRANSFER</b>	10/05/2012
	<b>CHICAGO:</b> \$4,612.50
	<b>CTA:</b> \$1,845.00
	<b>TOTAL:</b> \$6,457.50
14-32-134-054-1004   20120901602071   NTPYKE	

<b>REAL ESTATE TRANSFER</b>	10/05/2012
 	<b>COOK</b> \$307.50
	<b>ILLINOIS:</b> \$615.00
	<b>TOTAL:</b> \$922.50
14-32-134-054-1004   20120901602071   B9YQPD	