

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc#: 1234135083 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2012 03:45 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) Simple Rental LLC by Paul Fortman for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Lynda G K Carlino and James C Carlino of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

*Indiana

SUBJECT TO: General taxes for 2011 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-20-125-049-1004

BOX 15

Address(es) of Real Estate: 3600 N Magnolia Ave, Unit 3, Chicago, IL 60613

The date of this deed of conveyance is 11 27 2012.

~~Simple Rental LLC by Paul Fortman~~

FIDELITY NATIONAL TITLE

51007424

State of Ill, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is _____ 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 he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal 11 27 2012.

(My Commission Expires 2/22/15)



Notary Public

S ✓
P 3
S N
SC ✓
INT ✓

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as: 3600 N Magnolia Ave, Unit 3, Chicago, IL 60613


Legal Description:

PARCEL 1:
UNIT 3600-3 IN MAGNOLIA GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:


LOTS 19 AND 20 (**EXCEPT THE WEST 7 FEET THEREOF**) IN BLOCK 10 IN THE SUBDIVISION OF LOTS 9 AND 10 IN EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDAN, (**EXCEPT A PART IN THE NORTHEAST CORNER THEREOF**); TOGETHER WITH PART OF LOT 12 OF LAUREN SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, AFORESAID, ACCORDING TO PLAT RECORDED APRIL 28, 1900 AS DOCUMENT 2953827, IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER, 20, 2004 AS DOCUMENT 0435527045, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF ROOF SPACE R-5. A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED ON DECEMBER, 20, 2004 AS DOCUMENT 0435527045.

REAL ESTATE TRANSFER	11/30/2012
 CHICAGO:	\$1,762.50
CTA:	\$705.00
TOTAL:	\$2,467.50

14-20-125-039-1004 | 20121101604916 | WYWSKT

REAL ESTATE TRANSFER	11/30/2012
 COOK	\$117.50
ILLINOIS:	\$235.00
TOTAL:	\$352.50

14-20-125-039-1004 | 20121101604916 | DT92R3

This instrument was prepared by:

Mark Edison
Law Office Mark E. Edison PC
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523

Send subsequent tax bills to:

James C Carlino
10033 Sea Star Way
Fishers In 46037

Recorder-mail recorded document to:

Mr and Mrs Carlino
10033 Sea Star Way
Fishers In 46037