# **UNOFFICIAL COPY**

# WARRANTY DEED

Statutory (ILLINOIS)

AFTER RECORDING MAIL TO:

408 8. Dwater St #f

THE GRANTOR, SHEILA A. PENROSE and R. ERNEST MAHAFFEY, wife and husband, each individually and as spouse of each other, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to CLEARING & MANAGEMENT SERVICES PTY LIMITED, whose address is 4086 was the chicago and consideration, that certain real



Doc#: 1309455028 Fee: \$44.25 RHSP Fee:\$10.00 Affidavit Fee: Karen A.Yarbrough Cook County Recorder of Deeds Date: 04/04/2013 12:43 PM Pg: 1 of 3

Recorders Stamp

property located in the County of Cook, in the State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof.

## THIS IS NOT HOMESTEAD PROPERTY

CREATER METROPOLITAN TITLE, LLC 175 6. HAWTHORN PARKWAY, SUITE 135 VERNOW HILLS, IL 60061

FILE # 13-0135

Permanent Index Number(s) 17-10-221-028-0000

Property Address: 408 E. Water Street, Unit F, Chicago, Illinois 60611

DATED this 13 day of February 2013.

SHEILA A PENROSE

herla A

R. ERNEST MAHAFFEY

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF ILLINOIS

APR.-4.13

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

01500.00

FP 103043

City of Chicago Dept. of Finance

639692

3/25/2013 14:12 dr00762



Real Estate Transfer Stamp

\$15,750.00

Batch 6,110,404



# **UNOFFICIAL COPY**

STATE OF ILLING	IS)
	)
County of Cook	)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SHEILA A. PENROSE and R. ERNEST MAHAFFEY 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 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 notarial seal, this 3 day of February 2013.

Printed Name: Laura

Notary Public

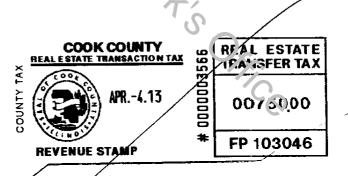
My Commission Expires: 5-25-2015

Took County OFFICIAL SEAL LAURA L. DOGGETT NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5-25-2015

**IMPRESS SEAL HERE** 

Name and Address of Preparer: Donald L. Sadowski, PC 1515 E. Woodfield Road, Suite 880 Schaumburg, IL 60173-5437

COOK COUNTY - ILLINOIS TRANSFER STAMP



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# UNOFFICIAL COPY File Number: 13-0135

### **EXHIBIT "A"**

#### LEGAL DESCRIPTION

#### PARCEL 1:

PARCEL 408-F: THE EAST 23.59 FEET OF THE WEST 119.32 FEET OF THE NORTH 61.0 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER. SEING A RESUBDIVISION IN THE NORTH FRACTIONAL OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER PORTIONS OF THE COMMON AREAS AS DELINEATED ON THE SURVEY ATTACHED TO THE DFCLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR EAST WATER PLACE RECORDED NOVEMBER 13, 1996 AS DOCUMENT NUMBER 96865968. AND AMENDED AND RESTATED BY AMENDED AND RESTATED DECLARATION OF EASEMENTS, RESTRICTIONS, RE DE CIENTS OFFICE AND COVENANTS FOR EAST WATER PLACE RECORDED OCTOBER 9, 2007 AS DOCUMENT NUMBER 0728234119.

17-10-221-028-0000