

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



1310116047D

Doc#: 1310116047 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/11/2013 12:24 PM Pg: 1 of 3

H70991

THE GRANTOR(S), Ted Morcellaro and Troy Baldwin of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Niroshan Egodawatte, **married** (GRANTEE'S ADDRESS) 625 W. Madison Street #190, Chicago, Illinois 60661 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general tax installments not yet due and payable at the date hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-17-117-045-1053, 17-17-117-045-1173  
Address(es) of Real Estate: 1224 W. Van Buren Street, Unit 413 & P131, Chicago, Illinois 60607

Dated this 21 day of MARCH, 2013

Ted Morcellaro

Troy Baldwin

STATE TAX



STATE OF ILLINOIS

APR. 10. 13

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0800014112

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 00265.00                    |
| FP 103037                   |

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



APR. 10. 13

REVENUE STAMP

# 000013970

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0013250                     |
| FP 103042                   |

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

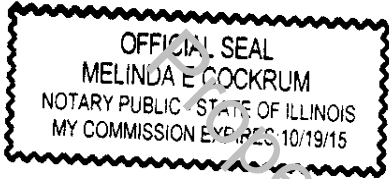
3

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ted Mortellaro and Troy Baldwin personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 21<sup>st</sup> day of March, 2013



*Melinda E. Cockrum* (Notary Public)

MELINDA E. COCKRUM

**Prepared By:** Kim McAllister-McKinney  
4256 N. Ravenswood Ave., Suite 21  
Chicago, Illinois 60613

**Mail To:**  
Deanna S. Ryan  
1030 West Wrightwood, Suite H  
Chicago, Illinois 60614

**Name & Address of Taxpayer:**  
Niroshan Egodawatte  
1224 W. Van Buren Street, Unit 413  
Chicago, Illinois 60607

City of Chicago  
Dept. of Finance  
**641043**



Real Estate  
Transfer  
Stamp  
**\$2,782.50**

4/10/2013 15:52  
dr00764

Batch 6,187,806

\*GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$(120% OF SHORT SALE PRICE) UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

# UNOFFICIAL COPY

Date: MARCH 25, 2013

Property Address: 1224 W VAN BUREN ST APT 413  
CHICAGO, ILLINOIS 60607

## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 413 AND PARKING SPACE P131 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VB 1224 LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0710015033 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-17-117-045-1053  
17-17-117-045-1173

C/K/A 1224 W. VAN BUREN STREET - UNIT 413 - CHICAGO, IL 60607-2804

A.P.N. # : 17-17-117-045-1053; 17-17-117-045-1173