

# UNOFFICIAL COPY



## Warranty Deed

Doc#: 1311641037 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/26/2013 12:12 PM Pg: 1 of 3

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) 2201 W Chicago, LLC 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 Walter Boitchouk 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.  
*\* a married man*

SUBJECT TO: General taxes for 2012 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-07-101-017-0000

Address(es) of Real Estate: 2207 W Chicago Ave, Unit 1, Chicago, IL 60622

BOX 15

The date of this deed of conveyance is 4/19/2013.

*Walter Boitchouk*  
2201 W Chicago, LLC

FIDELITY NATIONAL TITLE

State of INDIANA, County of PORTER 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 Walter Boitchouk 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 4/19/13

(My Commission Expires



© By FNTIC 2011

Notary Public

FIDELITY NATIONAL TITLE 51009210

1701

S V  
P 3  
S N  
SC 4  
INT 11

REAL ESTATE TRANSFER	04/11/2013
CHICAGO:	\$1,275.00
CTA:	\$510.00
TOTAL:	\$1,785.00



17-07-101-017-0000 | 20130201605137 | KPGEUA

REAL ESTATE TRANSFER	04/11/2013
COOK	\$85.00
ILLINOIS:	\$170.00
TOTAL:	\$255.00



17-07-101-017-0000 | 20130201605137 | X5RMVR

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Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2012 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 2207 West Chicago Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 17-07-101-017-0000

Address of real estate: 2207 West Chicago, Unit 1, Chicago, Illinois 60622

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as: 2207 W Chicago Ave, Unit 1, Chicago, IL 60622

**Legal Description:**

UNIT 1 IN THE 2207 WEST CHICAGO CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 2.16 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5 IN THOMAS C. HIGGIN'S SUBDIVISION OF BLOCK 7 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 5, 2012 AS DOCUMENT NUMBER 1222118083; AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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:

WALTER BOITCHOUK  
2207 W. CHICAGO AVE.  
UNIT 1  
CHICAGO, IL 60622

Recorder-mail recorded document to:

WALTER BOITCHOUK  
1100 N. CAMBERLAND  
PARK RIDGE, IL 60068