

UNOFFICIAL COPY



Doc#: 1311604156 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2013 11:03 AM Pg: 1 of 2

**WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:**

2013
16452829
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THE GRANTORS, Nathan C. Lucht and Mistie P. Lucht, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEE

Michael D. Diferio and Cynthia W. Avard
160 E. Illinois, Unit 908, Chicago, Illinois 60611, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

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

TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-32-414-071-1005
Address (es) of Real Estate: 1821 N. Dayton Street, Chicago, Illinois 60614 - 5008

DATED: April 10, 2013

Nathan C. Lucht

Mistie P. Lucht

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 Nathan C. Lucht and Mistie P. Lucht, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this Date 4-10-13

NOTARY PUBLIC

This instrument prepared by: Central Law Group
2822 Central Street, Evanston, IL 60201



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BOX 334 CT1

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Legal Description


of premises commonly known as 1821 N. Dayton Street, Chicago, Illinois 60614

Property Index Number: 14-32-414-071-1005


UNIT 1821 IN WILLOW DAYTON PLACE TOWNHOUSE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 41 TO 47 BOTH INCLUSIVE, AND THE WEST 60 FEET OF LOT 43 (EXCEPT THE SOUTH 7.52 FEET THEREOF) IN BLOCK 1 OF THE SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREIN REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY FO CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1984 AND KNOWN AS TRUST NUMBER 62747 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 85162137 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 1821, AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION ON CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 85162137.

REAL ESTATE TRANSFER		04/15/2013
	COOK	\$300.00
	ILLINOIS:	\$600.00
	TOTAL:	\$900.00

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REAL ESTATE TRANSFER		04/15/2013
	CHICAGO:	\$4,500.00
	CTA:	\$1,800.00
	TOTAL:	\$6,300.00

14-32-414-071-1005 | 20130401603302 | STF2KZ

MAIL TO:

Anthony J. Zeoli, Esq., c/o Hecht & Seidman LLC
(Name)
900 Skokie Blvd., Ste. 104
(Address)
Northbrook, IL 60062
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Michael Ditewig and Cynthia Avery
(Name)
1821 N. Dayton Street
(Address)
Chicago, IL 60614
(City, State and Zip)