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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1312212091 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2013 11:06 AM Pg: 1 of 3

FIRST AMERICAN TITLE
ORDER # 2397009

THE GRANTOR(S) Daniel J. Flick, single, and Timothy L. Templeton, single of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jay B. Mahlendorf of 464 W. 44th St., #2G, New York, NY 10036, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

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): 14-20-407-050-1024

Address(es) of Real Estate: 800 W. Cornelia Ave., #408
Chicago, IL. 60657

Dated this 12 day of April, 2013


Daniel J. Flick


Timothy L. Templeton

RECORDED
INDEXED



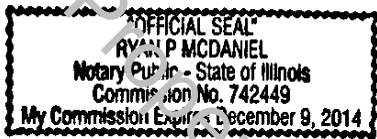
First American
Title Insurance Company

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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 Daniel J. Flick and Timothy L. Templeton 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 12th day of April, 20 13.



Ryan P. McDaniel
Notary Public

Prepared by:
Law Office of Judy DeAngelis
767 Walton Lane
Grayslake, IL 60030

Mail to:
John A. Zimmerman
Attorney at Law
1425 W. Balmoral Ave.
Chicago, IL 60640

Name and Address of Taxpayer:

Jay B. Mahlendorf
800 W. Cornelia Ave., #408
Chicago, IL 60657

REAL ESTATE TRANSFER	04/16/2013
CHICAGO:	\$4,575.00
CTA:	\$1,830.00
TOTAL:	\$6,405.00

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REAL ESTATE TRANSFER	04/16/2013
COOK	\$305.00
ILLINOIS:	\$610.00
TOTAL:	\$915.00

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Warranty Deed - Individual

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Exhibit A

PARCEL 1:

UNIT NO. 408 IN THE 800 WEST CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 100 FEET OF THE SOUTH 110 FEET LYING WEST OF THE WEST LINE OF HALSTED STREET AND NORTH OF THE NORTH LINE OF CORNELIA AVENUE OF LOT 7 IN CIRCUIT COURT PARTITION OF THE NORTH (3/4) OF THE EAST (1/2) OF THE SOUTHEAST (1/4) OF SECTION 20, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOT 69 IN BENTON'S ADDISON STREET ADDITION, BEING A SUBDIVISION OF THE EAST 102.9 FEET OF LOT 1 AND LOT 7 (EXCEPT THE EAST 100 FEET OF THE SOUTH 110 FEET THEREOF) IN CIRCUIT COURT PARTITION OF THE NORTH (3/4) OF THE EAST (1/2) OF THE SOUTHEAST (1/4) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL TAKEN AS A SINGLE TRACT (EXCEPT THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.24 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +25.74 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT (THE SOUTHEAST CORNER OF SAID TRACT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7); THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2.05 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. CORNELIA AVENUE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.71 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 26.53 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 40.19 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 5.88 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 8.29 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.38 FEET ; THENCE NORTH 00 DEGREES 00 MINUTES EAST, 26.14 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 16.82 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 33.97 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 15.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.73 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.73 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 32.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 24.14 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.77 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.82 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.77 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 24.16 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 23.56 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 6, 2003 AS DOCUMENT 0315731128, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NOS.P-5 AND P-13 AND ROOF RIGHT NO. R-7, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 0315731128.