

# UNOFFICIAL COPY



## WARRANTY DEED (Individual to Individual)

[non-homestead real estate]

Doc#: 1318419055 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/03/2013 11:20 AM Pg: 1 of 4

THE GRANTORS, Steven F. Essig and Rachael K. Essig, husband and wife, of 643 Ann Wesley Court, Holland, Ohio 43528, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to GRANTEE, Rachael K. Essig, as Trustee, of 643 Ann Wesley Court, Holland, Ohio 43528, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

[THE LEGAL DESCRIPTION IS ATTACHED HERETO AND EXPRESSLY INCORPORATED HEREIN AS EXHIBIT "A"]

Property Address: 445 West Fullerton <sup>Parkway</sup> ~~Avenue~~, #2A, Chicago, Illinois 60614  
Permanent Index Number: 14-33-105-034-1005

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 Condominiums and all amendments; 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.

TO HAVE AND TO HOLD said real estate, forever.

This transaction is exempt under the provisions of 35 ILCS 200/31-45(e) as the actual consideration paid is less than \$100.

Paul Zicher  
(Attorney)

Date: 03-22-2013

DATED this 22nd day of March, 2013

Steven F. Essig  
Steven F. Essig

Rachael K. Essig  
Rachael K. Essig

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STATE OF OHIO                    )  
                                           )ss.  
 COUNTY OF LUCAS            )

I, the undersigned Notary Public in and for said County and State, do hereby certify that Steven F. Essig and Rachel K. Essig, husband and wife, 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 the purposes therein set forth.

Witness my hand and seal this 22<sup>nd</sup> day of March, 2013



Lane D. Williamson  
 Notary Public, State of Ohio  
 My Commission Has No Expiration Date  
 Sec. 177.03 R.C.


  
 \_\_\_\_\_  
 NOTARY PUBLIC



**THIS DOCUMENT WAS PREPARED BY:**

Paul D. Fisher  
 Shefsky & Froelich Ltd.  
 111 East Wacker Drive, Suite 2800  
 Chicago, Illinois 60601

**AFTER RECORDING MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:**

Rachael K. Essig, Trustee  
 643 Ann Wesley Court  
 Holland, Ohio 43528

REAL ESTATE TRANSFER		07/03/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>
14-33-105-034-1005   20130701600822   HPJKUU		

REAL ESTATE TRANSFER		07/03/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>
14-33-105-034-1005   20130701600822   F94GMS		

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## **EXHIBIT "A"** **LEGAL DESCRIPTION**

Unit No. 2A as delimited on Plat of Survey of the following described parcel of real estate (hereinafter referred to as Parcel):

The West 55 Feet of Lots 1 and 2 (except a triangular tract in the Southeast corner thereof described as follows: Commencing on the South line of said Lot 2 at a point 55 feet east of the Southwest corner of said lot; thence west on the South line of the said Lot 2, 14.95 feet; thence northeasterly to a point in the East line of said west 55 feet of Lots 1 and 2, which is 6.35 feet north of the South line of said Lot 2; thence south on the East line of the said west 5 feet of Lots 1 and 2, 6.35 feet to the point of beginning) and that part of Lot 3 described as follows:

Commencing at the Northwestern corner of said Lot 3 thence east on the North line of said Lot 3, 14.95 feet; thence southwesterly to a point in the Westerly line of the said Lot 3, which is 5.85 feet southeasterly from the northwesterly corner of the said Lot 3; thence northwesterly along the Westerly line of said Lot 3, 5.85 feet to the point of beginning, all in William Barry's subdivision of Block 4 in Canal Trustees Subdivision in Section 33, Township 40m Range 14 East of the third principal meridian,

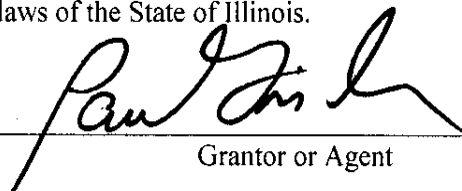
Which plat of survey is attached as Exhibit 'A' to Declaration of Condominium made by South Central Bank and Trust Company of Chicago, a corporation of Illinois, as Trustee under Trust Agreement Dated June 17, 1977 and known as Trust Number L-1072 recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 24121833 together with its undivided percentage interest respectively in said Parcel (Excepting from said Parcel all the property and space comprising all the units set forth as defined and set forth in said Declaration and Survey in Cook County, Illinois.

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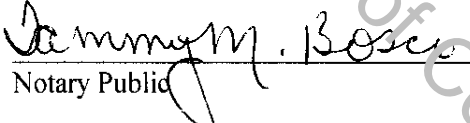
## STATEMENT BY GRANTOR AND GRANTEE

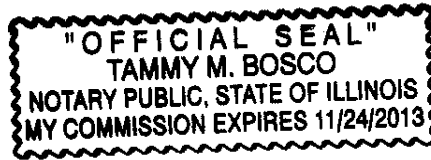
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 3, 2013

Signature:   
Grantor or Agent

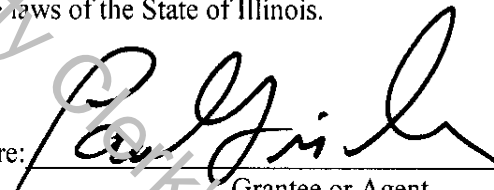
Subscribed and sworn to before me this  
3rd day of July, 2013

  
Notary Public

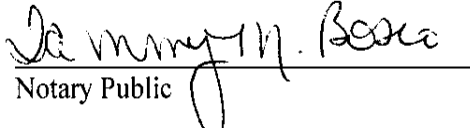


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 3, 2013

Signature:   
Grantee or Agent

Subscribed and sworn to before me this  
3rd day of July, 2013

  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]