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WARRANTY DEED

Illinois Statutory

Doc#: 1321216097 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/31/2013 04:33 PM Pg: 1 of 3

Mail to:

JEFFREY SANCHEZ
55 W MURROE #3916
CHICAGO IL 60603

Name & Address of Taxpayer:

Carol Boyer and Sasi Digavalli

3940 W. Bryn Mawr, Unit 404

Chicago, IL 60659

1530 KAYWOOD LN
GLENVIEW IL 60025

RECORDER'S STAMP

The GRANTOR, **Linda K. Davis**, an unmarried individual, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to GRANTEEES an undivided 50% interest to Carol Boyer and Sasi Digavalli, or their successors, as co-trustees of the Carol Boyer Trust u/a/d September 8, 2000, as amended and restated from time to time, and an undivided 50% interest to Carol Boyer and Sasi Digavalli, or their successors, as co-trustees of the Sasi Digavalli Trust u/a/d September 8, 2000, as amended and restated from time to time; the undivided interests of said Trusts to be held jointly, all interest in the following described land in the County of Cook, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to **Linda K. Davis** 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 forever.

PIN: 13-02-300-008-1024 (Vol. 318)

Property Address: **3940 W. Bryn Mawr, Unit 404, Chicago, IL 60659**

Dated: June 24, 2013

Linda K Davis (seal)
Linda K. Davis

STEWART TITLE COMPANY
2055 W. Army Trail Rd. Suite 110
Addison, IL 60101
630-889-4050

S 4
P 3
S N
SC 4
INT B.R

and P-404 and S-404

REAL ESTATE TRANSFER

07/02/2013



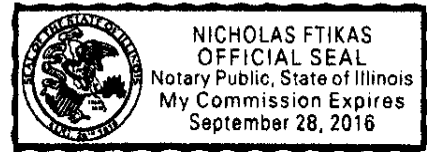
CHICAGO: \$1,687.50
CTA: \$675.00
TOTAL: \$2,362.50

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STATE OF ILLINOIS }
 }
 } ss
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Linda K. Davis**, personally know 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.

Given under my hand and notarial seal, June 24, 2013.



WITNESS my hand and official seal.

Signature Nicholas Ftikas

(Seal)

My Commission Expires 9-28-16

Prepared By:
Nicholas Ftikas, Attorney
The Law Offices of Samuel V.P. Banks
221 N. LaSalle St., Ste. 3800
Chicago, IL 60601
(312) 782-1983

County - Illinois Transfer Stamps
Exempt under provisions of paragraph
_____ Section 31-45, Real Estate
Transfer Tax Law
Date: _____

Buyer, Seller or Representative

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:



UNIT 404 IN CONSERVANCY AT NORTH PARK CONDOMINIUM ILL AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES: THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 114 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 415.45 FEET, THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 89.0 FEET, THENCE EAST 78.0.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 48.0 FEET; THENCE NORTH 10.0 FEET; THENCE EAST 78.0 FEET; THENCE NORTH 89.0 FEET; THENCE WEST 204.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95039646 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 404 AND STORAGE SPACE 404 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95039646.

PARCEL 3:

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR HEIRS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE PROPERTY SET FORTH IN THE MASTER DECLARATION RECORDED OCTOBER 28, 1994 AS DOCUMENT 94923280 INCLUDING EASEMENTS FOR INGRESS AND EGRESS OVER COMMON PROPERTY AND THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 18, 1995 AS DOCUMENT 95039646 AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID MASTER DECLARATION AND DECLARATION OF CONDOMINIUM FOR THE BENEFIT OF THE PROPERTY DESCRIBED THEREIN,

| REAL ESTATE TRANSFER | | 07/08/2013 |
|---|-----------|------------|
|  | COOK | \$112.50 |
|  | ILLINOIS: | \$225.00 |
| | TOTAL: | \$337.50 |
| 13-02-300-008-1024 20130601608321 QES0E | | |