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13274350820

Doc#: 1327435082 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/01/2013 10:57 AM Pg: 1 of 3

Warranty Deed

Robin Lind SA3250484 (1862)

Above Space for Recorder's Use Only

THE GRANTOR, **Tracey Byron**, an unmarried woman, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO GRANTEE, **Kathleen Maguire**, an unmarried woman, of the City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Exhibit A

SUBJECT TO: General real estate taxes for 2012 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

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

Permanent Real Estate Tax Number: 13-13-201-028-1007

Address of Real Estate: 2751 W. Giddings #2W, Chicago, Illinois, 60625

Dated: Aug 27, 2013 ^{ST.}

Tracey Byron
Tracey Byron

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS


I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **TRACEY BYRON**, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this 27 day of AUGUST, 2013, in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 on August 27, 2013:


 Notary Public Jean A. Zei



My Commission expires: 3.6.2014



REAL ESTATE TRANSFER	09/05/2013
	CHICAGO: \$2,700.00
	CTA: \$1,080.00
	TOTAL: \$3,780.00

13-13-201-028-1007 | 20130801608905 | ZTRQHT

Prepared By:
 Collins & Burton, Ltd.
 1300 W. Belmont Ave., Ste. 113
 Chicago, Illinois 60657

REAL ESTATE TRANSFER	09/05/2013
 	COOK \$180.00
	ILLINOIS: \$360.00
	TOTAL: \$540.00

13-13-201-028-1007 | 20130801608905 | 46RK26

After Recording Return to:

Kathleen Maguire
2751 N. Giddings #2W
Chicago, IL 60625

Send Subsequent Tax Bills to:

Kathleen Maguire
 2751 W. Giddings #2W
 Chicago, IL 60625

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT 2751-2 IN GIDDINGS LANDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 17 AND 18 IN BLOCK 26 IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97116785; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97116785.

TB