

# UNOFFICIAL COPY

STERLING TITLE SERVICES, LLC 2013-487 1/3



Doc#: 1328245042 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/09/2013 10:32 AM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Tenants in Common**

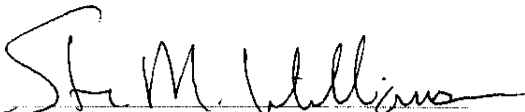
THE GRANTOR(S), STEVEN M. WILLIAMSON, an unmarried man, 1060 Grand Ave., #404, of the City of Saint Paul, County of RAMSEY, State of MN for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to STEVEN VIRGONA and ASHLEY VIRGONA, husband and wife, as TENANTS BY THE ENTIRETY, and not as Tenants in Common nor as Joint Tenants, of 1000 N. Lake Shore Dr., #901, Chicago, IL 60611, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions, and restrictions of record so long as they do not interfere with the use and enjoyment of the property as a residential condominium; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any.

Permanent Real Estate Index Number(s): 14-20-419-089-1003.  
Address(es) of Real Estate: 851 W. Roscoe, #3 Chicago, IL 60657.

Dated this 9-25<sup>th</sup> day of September, 20 13

  
STEVEN M. WILLIAMSON

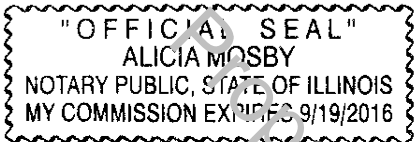


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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT STEVEN M. WILLIAMSON, an unmarried man, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2<sup>nd</sup> day of February, 2013.



(Notary Public)

**Prepared by:**

Kevin Mitrick, Esq.  
Spain, Spain & Varnet P.C.  
33 North Dearborn Street, Suite 2220  
Chicago, IL 60602

**Mail To:**

David D. Gorr, Esq.  
2539 N. Kedzie Ave., #6  
Chicago, IL 60647

**Name and Address of Taxpayer:**

STEVEN VIRGONA and ASHLEY VIRGONA  
851 W. ROSCOE STREET UNIT 3  
CHICAGO IL 60657

**REAL ESTATE TRANSFER**



10/07/2013

CHICAGO: \$5,325.00

CTA: \$2,130.00

TOTAL: \$7,455.00

14-20-419-089-1003 | 20130901602587 | HGV38J

**REAL ESTATE TRANSFER**



10/08/2013

COOK \$355.00

ILLINOIS: \$710.00

TOTAL: \$1,065.00

14-20-419-089-1003 | 20130901602587 | ULCLRD

# UNOFFICIAL COPY

UNIT NUMBER 3 IN THE 851 WEST ROSCOE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY:

LOT 63 IN BLOCK 1 IN BUCKINGHAM'S SUBDIVISION OF BLOCK 4 IN CIRCUIT COURT PARTITION OF THE NORTH 3/4 OF THE WEST 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, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 18, 1997 AS DOCUMENT NUMBER 97-434, 570, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, IN RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE THE EXCLUSIVE RIGHT TO USE THE LIMITED COMMON ELEMENTS BEING ROOFDECK 2 AND ROOFDECK 3, GARAGE SPACE 3 AND BALCONY 3, AS CONTAINED IN THE AFORESAID IN THE AFORESAID DECLARATION AND SURVEY.

COMMONLY KNOWN AS: 851 W. ROSCOE STREET, UNIT 3, CHICAGO, IL., 60657

PIN: 14-20-419-089-1003