

# UNOFFICIAL COPY



Doc#: 1401022083 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/10/2014 01:20 PM Pg: 1 of 3

13843123

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

## WARRANTY DEED

THE GRANTORS, **MICHAEL CONRAD L. ZAGUIRRE and GRACE D. ZAGUIRRE**, his wife, of the Village of Wellington, County of Palm Beach County, State of Florida, for and in consideration of TEN and NO/100 DOLLARS (\$10.00), CONVEY and WARRANT to **CRAIG FRANZEN**, a married person, and **JOHN GORUP**, a married person, 24 S. Aberdeen, Unit 7, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

### LEGAL DESCRIPTION ATTACHED AS EXHIBIT A


THIS INSTRUMENT IS 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; declaration and by-laws. general real estate taxes not yet due and payable.



PERMANENT PROPERTY INDEX NO. 17-17-201-028-0000

PROPERTY ADDRESS: 24 S. Aberdeen Street, Unit 1, Chicago, Illinois 60607

hereby 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.

**GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAYS PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN 120% OF THE SHORT SALE PRICE UNTIL 90 DAYS FROM THE DATE OF THE DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND ARE NOT PERSONAL TO THE GRANTEE.**

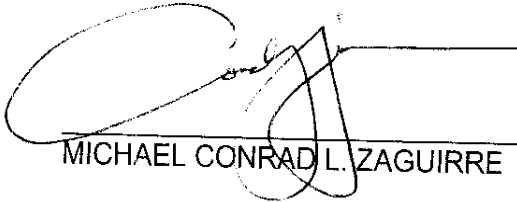
REAL ESTATE TRANSFER	01/10/2014
	
CHICAGO:	\$3,450.00
CTA:	\$1,380.00
<b>TOTAL:</b>	<b>\$4,830.00</b>

REAL ESTATE TRANSFER	01/10/2014
 	
COOK	\$230.00
ILLINOIS:	\$460.00
<b>TOTAL:</b>	<b>\$690.00</b>

17-17-201-028-0000 | 20131201606647 | SDQ5D7

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DATED this 17<sup>th</sup> of December, 2013

  
MICHAEL CONRAD L. ZAGUIRRE (SEAL)

  
GRACE D. ZAGUIRRE (SEAL)

STATE OF Florida, COUNTY OF Palm Beach SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL CONRAD L. ZAGUIRRE and GRACE D. ZAGUIRRE, his wife, personally known to me to be the same persons whose names 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 17<sup>th</sup> of December, 2013

Commission expires \_\_\_\_\_



  
Notary Public

This instrument was prepared by Arnold S. Newman, Esq., 18400 Maple Creek Drive, Suite 500, Tinley Park, IL 60477

MAIL TO: William Woloshin 161 No. CLARE ST. STE 2600  
CHICAGO, IL 60601

SEND TAX BILLS TO: CRAIG FRAPPEZ  
24 So ARDENN UNIT A1  
CHICAGO, IL 60607

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## Exhibit A

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1 (24 SOUTH ABERDEEN STREET, UNIT 1): THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 280.23 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 19.09 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID WEST LINE 50.49 FEET TO THE NORTH LINE OF THE SOUTH 50.49 FEET OF SAID TRACT; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST ALONG SAID LINE 19.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 50.49 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS; ALSO,

THAT PART OF LOT OF THE FOLLOWING PROPERTY TAKEN AS TRACT: LOTS 32 AND 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 35.0 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID TRACT 280.23 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 19.09 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID WEST LINE 50.49 FEET TO THE NORTH LINE OF THE SOUTH 50.49 FEET OF SAID TRACT AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST ALONG SAID LINE 19.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 9.57 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 19.02 FEET TO THE WEST LINE OF SAID TRACT; THENCE SOUTH 00 DEGREES 04 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE 9.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 17, 2003 AS DOCUMENT 0335103049