

# UNOFFICIAL COPY

## WARRANTY DEED

### Illinois Statutory

PT 13 - 02401 (1 of 2)  
 THE GRANTOR, Jeffrey P. Poe, an unmarried person and not party to a civil union, for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to GRANTEE:



Doc#: 1401550007 Fee: \$44.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 01/15/2014 10:57 AM Pg: 1 of 4

Kevin Stroud, an unmarried person and not party to a civil union, in fee simple,

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

**Permanent Index Numbers: 14-33-104-093-1005**

**14-33-104-093-1014**

**Property Address: 540 West Belden Avenue Units 2B & P-2  
 Chicago, Illinois, 60614**

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for 2013 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

Dated this 14 day of December, 2013

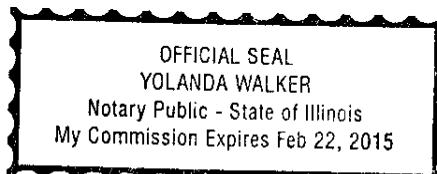
Jeffrey P. Poe

STATE OF Illinois )  
 )SS  
 COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Jeffrey P. Poe, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered said instrument as his/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 notary seal, this 14th day of December, 2013.

Yolanda Walker  
 Notary Public



# UNOFFICIAL COPY

MAIL DEED TO:

Aaron Minkus  
Lattas, Felton & Minkus  
2770 W. North Ave  
Chicago, IL 60649

MAIL TAX BILLS TO:

Kevin Stroud  
540 W. Belden Ave. #2B  
Chicago, Illinois 60614

INSTRUMENT DRAFTED BY:

Fogarty & Fugate LLP  
1433 W. Huron St.  
Chicago, IL 60642

<b>REAL ESTATE TRANSFER</b>	12/27/2013
<b>CHICAGO:</b>	\$2,231.25
<b>CTA:</b>	\$892.50
<b>TOTAL:</b>	\$3,123.75

14-33-104-093-1005 | 20131201604386 | TZGZ5T



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

FOGARTY & FUGATE  
As an Agent for Fidelity National Title Insurance Company  
1433 W. HURON STREET CHICAGO, IL 60642

Commitment Number: PT13\_02401AA1

## SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:  
540 W. BELDEN AVE APT #2B  
CHICAGO, IL 60614  
Cook County

The land referred to in this Commitment is described as follows:

UNIT 2B AND PARKING SPACE UNIT P-2 IN THE MANOR HOMES ON BELDEN CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 6 IN THE SUBDIVISION OF LOT 7 IN WADDINGTON AND OTHER'S SUBDIVISION OF BLOCK 5 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 27, 2007 AS DOCUMENT NUMBER 0711715093 AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

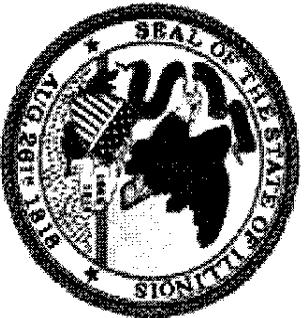
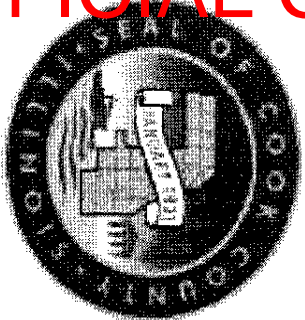
PERMANENT INDEX NUMBER: 14-33-104-093-1005 & 14-33-104-093-1014

UNOFFICIAL COPY

2401

REAL ESTATE TRANSFER

12/24/2013



COOK

\$148.75

ILLINOIS:

\$297.50

TOTAL:

\$446.25

14-33-104-093-1005 | 20131201604386 | ZTPPL4E

Property of Cook County Clerk's Office