

# UNOFFICIAL COPY

140244200644  
140244200644

**PREPARED BY:**

James J. Kash, Attorney at Law  
6545 W. Archer Avenue  
Chicago, IL 60638



Doc#: 1426110074 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/18/2014 04:03 PM Pg: 1 of 3

**MAIL TAX BILL TO:**

Lynn Luzzo  
1155 W. Madison, Unit 409 and P20  
Chicago, Illinois 60607

**MAIL RECORDED DEED TO:**

Christian Bremmer, Attorney at Law  
Chitown Law, LLC 2207 W. Chicago Ave  
2207 W. Chicago Ave  
Chicago, IL 60622

2/3

## WARRANTY DEED Statutory (Illinois)

THE GRANTORS, Sandra Cavoto, a single person, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Lynn E. Luzzo, of 1155 W. Madison, Unit 409 and P20, Chicago, Illinois 60607, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: P 20 IN THE MADISON CLUB CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 14, 15, 16, 17, 18, 19, 20, AND 21 IN HAYES' SUBDIVISION OF BLOCK 2 IN THE CANAL TRUSTEE'S 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 FROM SAID PROPERTY, TAKEN AS A TRACT, THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 15.29 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE THEREOF 6.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 15 MINUTES 54 SECONDS EAST 38.0 FEET; THENCE 90 DEGREES EAST 146.0 FEET; THENCE NORTH 90 DEGREES WEST 146.0 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM WHICH IS RECORDED AS DOCUMENT NUMBER 0011163150, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATING AGREEMENT AND DECLARATION RECORDED DECEMBER 13, 2001 AS DOCUMENT NUMBER 0011163149.

Permanent Index Number(s): 17-17-200-026-1073

Property Address: 1155 W. Madison, P20, Chicago, Illinois 60607

Subject To: General taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements if any, so long as they do not interfere with the current use and enjoyment of the Real Estate

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 22 day of August, 2014

Sandra Cavoto

S  
Y  
P  
3  
6  
S  
N  
S  
C  
Y  
I  
N  
T

REAL ESTATE TRANSFER TAX		29-Aug-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-17-200-026-1073 | 20140801625345 | 2-035-038-336

REAL ESTATE TRANSFER TAX		29-Aug-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

b) 17-17-200-026-1073 | 20140801625345 | 0-928-921-728

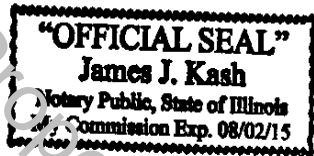
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sandra Cavoto, a single person, 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 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 notarial seal, this 22 day of August 2014

James J. Kash  
Notary Public  
My commission expires: \_\_\_\_\_



Exempt under provisions of Paragraph d  
Section 4, Real Estate Transfer Act

8/22/14 James J. Kash  
Date Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

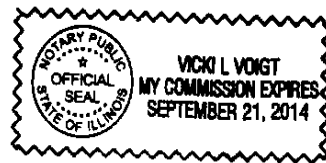
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8/22/14

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before me this

22 day of Aug, 2014  
Day Month Year  
[Signature]  
Notary Public



The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8/22/14

[Signature]  
Signature of Grantee or Agent

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this

22 day of Aug, 2014  
Day Month Year  
[Signature]  
Notary Public

