

B3

UNOFFICIAL COPY



Doc#: 1500941066 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2015 02:45 PM Pg: 1 of 4

Property of Cook County Clerk's Office

COOK COUNTY RECORDER

COVER PAGE FOR

WARRANTY DEED

ON PROPERTY LOCATED AT

437 West Division Street, Units 01-501 and P01-101
Chicago, Illinois 60610

PIN:

17-04-307-054-4043 & 17-06-307-054-4309

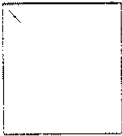
DATE:

December 12, 2014

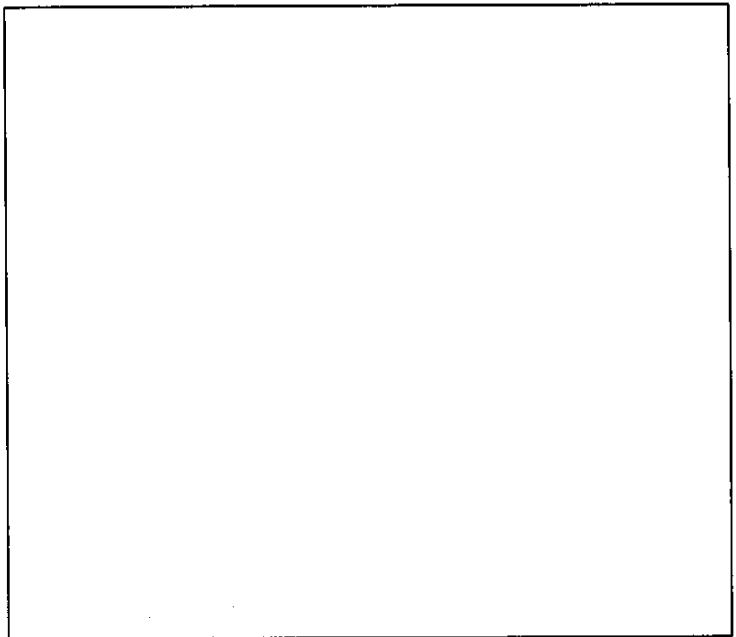
MGR

14BAR33341
PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

UNOFFICIAL COPY



WARRANTY DEED ILLINOIS STATUTORY



Property of Cook County Clerk's Office

THE GRANTOR(s), MINA D. AITELHADJ and DIRK J. HEWETSON, husband and wife, as joint tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ALECSANDRU FLOREA and KATHERINE FLOREA, husband and wife, as tenants by the entirety, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

(EXHIBIT A)


SUBJECT TO: covenants, conditions and restrictions of record, and general taxes for the year 2014 and subsequent years.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

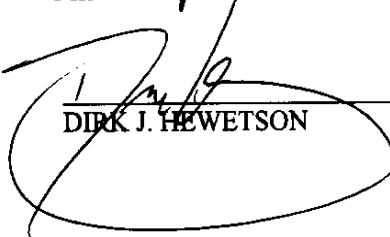
Permanent Real Estate Index Number: 17-04-307-054-4043 and 17-06-307-054-4309

Address of Real Estate: 437 West Division Street, Unit 1-501, Chicago, Illinois 60610 and 101-101

Dated this 12 day of 12 December ^{MA} 2014
MA



MINA D. AITELHADJ



DIRK J. HEWETSON

REAL ESTATE TRANSFER TAX 09-Jan-2015



COUNTY: 172.50
ILLINOIS: 345.00
TOTAL: 517.50

17-04-307-054-4043 | 20141201652859 | 0-033-326-720

REAL ESTATE TRANSFER TAX 08-Jan-2015



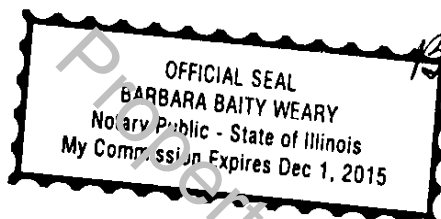
CHICAGO: 2,587.50
CTA: 1,035.00
TOTAL: 3,622.50

17-04-307-054-4043 | 20141201652859 | 0-279-348-864

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MINA D. AITELHADJ and DIRK J. HEWETSON, 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 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 12th day of December, 2014



Barbara Baitz Weary (Notary Public)

Prepared By: Joseph Talarico
 Attorney at Law
 15000 S. Cicero Avenue
 Oak Forest, Illinois 60452

Mail To:
 Margaret Chapello
 Attorney at Law
 Chapello & Chapello
 5721 Giddings Avenue
 Hinsdale, Illinois 60521

Name & Address of Taxpayer:
 Alecsandru Florea and Katherine Florea
 437 West Division Street, Unit 1-501
 Chicago, Illinois 60610

UNOFFICIAL COPY

LEGAL DESCRIPTION EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THE ESTATE OF INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT AND COVERED HEREIN IS A LEASEHOLD

PARCEL 1: UNITS P1-501 AND P01-101 IN THE PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN PARKSIDE OF OLD TOWN BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF BLOCKS 2 AND 3, AND ALL OF BLOCKS 4 AND 5, AND PARTS OF VACATED ALLEYS LYING WITHIN BLOCK 2 AFORESAID, AND VACATED ALLEYS LYING WITHIN BLOCKS 3, 4 AND 5 AFORESAID, TOGETHER WITH THAT PART OF VACATED ELM STREET LYING SOUTH OF AND ADJOINING BLOCKS 2, 3 AND 5 AFORESAID, AND LYING NORTH OF AND ADJOINING BLOCKS 9, 7 AND 6, AND THAT PART OF VACATED NORTH HUDSON AVENUE LYING WEST OF AND ADJOINING BLOCK 2 AFORESAID, AND LYING EAST OF AND ADJOINING BLOCK 3 AFORESAID, AND LYING NORTH OF THE SOUTH LINE OF WEST ELM STREET, AND LYING SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET AS WIDENED, ALL IN ROGERS' SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM RECORDED AS DOCUMENT NO. 0818345111, AS AMENDED FROM TIME TO TIME (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A LEASEHOLD ESTATE CREATED BY GROUND LEASE FOR A PORTION OF THE PARKSIDE PHASE I DEVELOPMENT BETWEEN CHICAGO HOUSING AUTHORITY, LANDLORD, AND PARKSIDE OLD TOWN I, LLC, TENANT RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 0628602043 FOR A TERM OF NINETY-NINE YEARS COMMENCING ON SEPTEMBER 1, 2006; PARTIALLY ASSIGNED IN THE AMOUNT OF GRANTEE'S UNDIVIDED INTEREST HEREIN TO GRANTEE PURSUANT TO THE "UNIT LEASE ASSIGNMENT" AS DEFINED IN SECTION 6.3 OF THE GROUND LEASE OVER THE PROPERTY DESCRIBED ABOVE AS PARCEL 1.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER THE COMMUNITY AREA FOR ACCESS, INGRESS AND EGRESS TO AND FROM PARCELS 1 AND 2 OVER THE COMMUNITY AREA AS CREATED IN SECTION 2.04 OF THE COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NO. 0727815136 AND CREATED BY THIS SPECIAL WARRANTY DEED.

FOR INFORMATIONAL PURPOSES ONLY:

and P01-101

Common Address: 437 West Division Street, Unit 1-501, Chicago, IL 60610
PIN # 17-04-307-054-4043 and 17-06-307-054-4309