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2001-06-07 10:50:48
Cook County Recorder 25.50



467262

WARRANTY DEED
Statutory (Illinois)
(INDIVIDUAL TO
INDIVIDUAL)

THE GRANTOR, PIUS
NEWELL, a married man (*),
presently of the Village of
Lombard, County of DuPage,
State of Illinois, for and in
consideration of Ten and no/100
(\$10.00) DOLLARS, and other
good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

KRISTEN M. BENSON
400 N. McCarg Ct. #3709
Chicago, IL 60611

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

**PARCEL 1: UNIT NUMBER 1-N IN THE 3042-44 NORTH KENMORE AVENUE
CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED TRACT OF LAND:**

**LOTS 6 AND 7 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 6
AND 7 IN THE SUBDIVISION OF BLOCKS 2 AND 3 IN CANAL
TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29,
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN,**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION
OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010223083, AS
AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK
COUNTY, ILLINOIS.**

**PARCEL 2: THE RIGHT TO THE USE OF "L.C.E. G-1 N", A LIMITED
COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.**

Grantor also hereby grants to the grantee, her successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, aforesaid, and grantor reserves unto himself, his 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 though the provisions of said Declaration were recited and stipulated at length herein.
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(*) THIS IS NOT HOMESTEAD AS TO THE SPOUSE OF PIUS NEWELL.


TICOR TITLE INSURANCE

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN.-5.01


REVENUE STAMP

0000000607

REAL ESTATE TRANSFER TAX
0024950
FP000000

STATE TAX

STATE OF ILLINOIS



JUN.-8.01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000606

REAL ESTATE TRANSFER TAX
0044900
FP 102809

CITY TAX

CITY OF CHICAGO



JUN.-6.01


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001064

REAL ESTATE TRANSFER TAX
0094250
FP 102803

CITY TAX

CITY OF CHICAGO



JUN.-6.01


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001063

REAL ESTATE TRANSFER TAX
0090000
FP 102803

CITY TAX

CITY OF CHICAGO



JUN.-6.01


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001062

REAL ESTATE TRANSFER TAX
0090000
FP 102803

CITY TAX

CITY OF CHICAGO



JUN.-8.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001061

REAL ESTATE TRANSFER TAX
0090000
FP 102803

10490753
66206507

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SUBJECT TO: (i) General real estate taxes not due and payable at the time of closing; (ii) building lines and building restrictions of record which are not violated; (iii) zoning and building laws and ordinances which are not violated and which do not materially adversely affect the subject premises as a condominium residence; (iv) public utility easements which do not underlie the improvements; (v) covenants and restrictions of record which are not violated, contain no right of reverter or re-entry and which do not adversely interfere with Purchaser's intended residential use of the subject premises; (vi) the above-mentioned Declaration of Condominium and (vii) acts done or suffered by or through Grantee.

Permanent Real Estate Index Number: 14-29-209-020-0000 (underlying property)
14-29-209-021-0000 (" ")

Address of Real Estate: 3042-44 North Kenmore, Unit 1 N
Chicago, IL 60657

Dated this 24th day of May, 2001.

Pius Newell (SEAL)
Pius Newell

State of ILLINOIS)
) ss
County of DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PIUS NEWELL**, 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 he signed, sealed, and delivered the said instrument as his 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 24th day of May, 2001.

My commission expires 6-30-01



Glenn R. Haas
Notary Public

This instrument was prepared by:

GLENN R. HAAS, Attorney at Law
25 East Park Boulevard, P.O. Box 6327
Villa Park, IL 60181
Tel. # (830) 279-9311

10490253

MAIL RECORDED DOCUMENT TO:

Julie Larson
Sidney Austin Brown Wood
10 S. Dearborn
Chicago IL 60623

SEND SUBSEQUENT TAX BILLS TO:

Kristen Benson
3044 N. Kenmore #1N
Chicago IL 60657