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2003-02-06 12:23:42

Cook County Recorder 28.00



0030182127

Warranty Deed

GRANTOR(S):

Impressionist Homes on Janssen, LLC

PRESENTLY RESIDING AT:

2463 N. Lincoln Ave.
Chicago, IL 60614

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Merkel
Thomas and Aferdita Merkel, husband and wife, tenants by the entirety

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

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N.: 14-20-101-022-0000

PROPERTY ADDRESS: 3934 N. Janssen, Unit 4, Chicago, IL 60613

SUBJECT TO: (1) General real estate taxes for the year 2002 and subsequent years. (2) Covenants, conditions and restrictions of record which do not adversely affect the use of the Unit as a residence. (3) Private, public and utility easements.

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as 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 of condominium, aforesaid, and grantor reserves to itself, its 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.

DATED this 19th day of December, 2002.

Impressionist Homes on Janssen, LLC
Impressionist Homes Opportunity Fund, Manager

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Impressionist Homes on Janssen, LLC personally known to me to be the same persons 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

BOX 333-CTI

510550-2031 Mr. Merkel

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 SA5507031 LPA
STREET ADDRESS: 3934 N. JANSSEN, UNIT 4,
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-20-101-022-0000

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LEGAL DESCRIPTION:

PARCEL 1: UNITS 4 IN THE 3934 N. JANSSEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THE NORTH 37.5 FEET OF LOT 10 IN BLOCK 2 IN LAKE VIEW HIGH SCHOOL SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021251377 , AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0021251377.

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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 OFFICIAL SEAL, this 19th day of December, 2002.



Prepared by: Daniel P. Fowler, Attorney at Law, 2463 N. Lincoln Ave., Chicago, IL 60614

Return to:

Thomas and Aferdita Merkel
3934 N. Janssen, Unit 4
Chicago, IL 60613

Send Subsequent Tax Bills To:

Thomas and Aferdita Merkel
3934 N. Janssen, Unit 4
Chicago, IL 60613

STATE TAX

STATE OF ILLINOIS

JAN. 30. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0200142551

REAL ESTATE TRANSFER TAX
0063000
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JAN. 30. 03

REVENUE STAMP

000004681

REAL ESTATE TRANSFER TAX
0031500
FP 102802

CITY TAX

CITY OF CHICAGO

JAN. 30. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004735

REAL ESTATE TRANSFER TAX
0472500
FP 120805