

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(Individual to
Individual)

0030225791

5247/0072 44 801 Page 1 of 3
2003-02-18 11:15:13
Cook County Recorder, 28.50



WARRANTY DEED

THE GRANTOR, KRISTINE E. NELSON, divorced and not since remarried, of the City of Pensacola Beach, County of Escambia, and State of Florida, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to TRISHA E. TEPAVCHEVICH, an unmarried person, of 8309 F Highpoint Circle, Darien, Illinois 60561, the following described real estate situated in Cook County, Illinois; to wit:

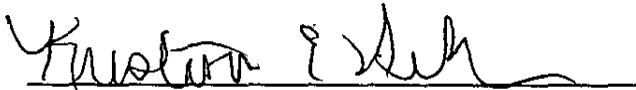
See Rider, attached hereto and made a part hereof.

SUBJECT TO: covenants, conditions, and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2001 and subsequent years; installments of regular assessments due after this date established pursuant to the Declaration of Condominium.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; TO HAVE AND TO HOLD said premises, forever.

P.I.N.: 17-22-104-030-1033 and 17-22-104-030-1108
Address of real estate: 1307 South ~~Michigan~~ ^{Wabash} Avenue - Unit 406
Chicago, Illinois 60605

Dated this 17th day of September, 2002


KRISTINE E. NELSON [SEAL]

180870

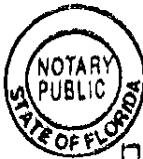
3 MB

UNOFFICIAL COPY

STATE OF FLORIDA)
 Santa Rosa) SS
COUNTY OF ESCAMBIA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KRISTINE E. NELSON, divorced and not since remarried, 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 official seal this 17th day of September, 2002.



KRISTINA M. CLARKSON
My Comm. Exp. 8-9-2003
DD 048653

(Place Seal Here)

Personally known Other I.D.

R.D.L.

Kristina M. Clarkson

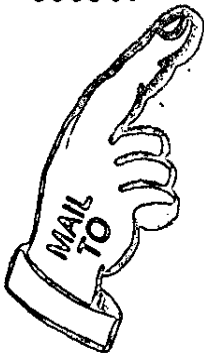
NOTARY PUBLIC

This instrument was prepared by Jack A. Arfa, 77 West Washington Street, Suite 613, Chicago, Illinois 60602.

Send subsequent tax bills to Trisna E. Tepavchevich, 1307 South Michigan Avenue, Unit 406, Chicago, Illinois 60605.

Wabash

Mail to Andrew P. Maggie, Jr., 7824 West Belmont, Chicago, Illinois 60634.

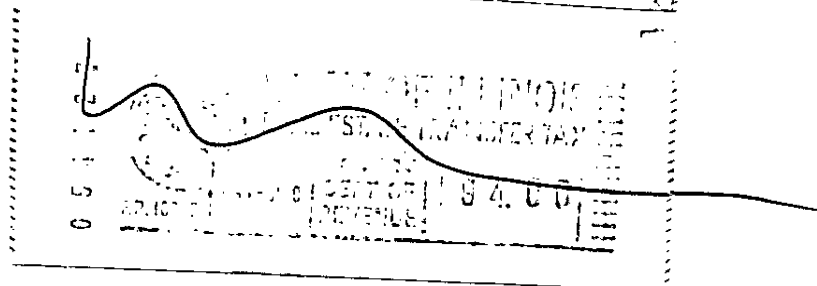
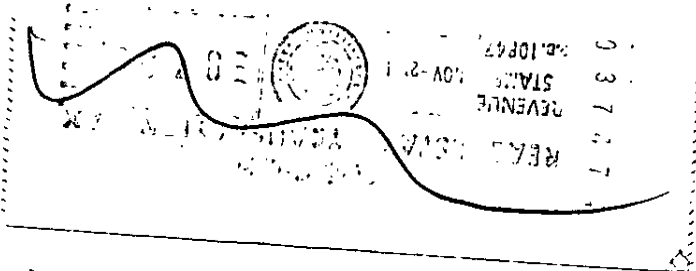


City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$1,455.00

02/03/2003 14:21 Batch 02216 12



Clerk's Office

UNOFFICIAL COPYRIDER

UNIT 406 AND PARKING SPACE 37 IN FILM EXCHANGE LOFTS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN LUNT & HAMLIN'S SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 20, 2000 AS DOCUMENT NUMBER 00196242, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

Property of Cook County Clerk's Office