

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0325133107
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/08/2003 08:34 AM Pg: 1 of 3

MAIL TO:

Joseph S. Capitani
Madden, Jiganti, et al
190 S. LaSalle Street
Suite 1700
Chicago, Illinois 60603

SEND TAX BILLS TO:

Joseph M. Sanner
6226A N. Cicero Avenue
Chicago, Illinois 60646

THE GRANTORS, KEVIN P. KESSLER and BRIGIDA A. KESSLER, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to THE GRANTEE, JOSEPH M. SANNER, of Chicago, Illinois, 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

Subject only to the following: general taxes for 2002 and subsequent years; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any, the mortgage or trust deed, if any, of the Grantee on the real estate; acts done or suffered by or through the Grantee.

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

Permanent Index Number: 13-04-228-109-0000
Property Address: 6226A N. Cicero Avenue, Chicago, Illinois, 60646

Dated this 30th day of June, 2003.

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KEVIN P. KESSLER (SEAL)



BRIGIDA A. KESSLER (SEAL)

BOX 333-CTI

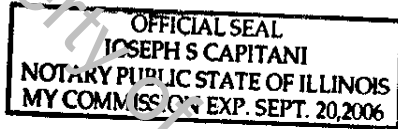
8135464 LDD ① of 3 NO ADS. CTI Perez

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State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that KEVIN P. KESSLER and BRIGIDA A. KESSLER, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they have 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 notarial seal this 30th day of June, 2003.





Joseph S. Capitani


 NOTARY PUBLIC

Commission expires: _____

This instrument was prepared by:

Joseph S. Capitani
 Madden, Jiganti, Moore & Sinars
 196 South LaSalle Street, Suite 1700
 Chicago, IL 60603
 (312) 346-4101

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|--|--------------|---|
| STATE OF ILLINOIS  SEP.-3.03 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0000055504 | REAL ESTATE TRANSFER TAX _____ 0022050 _____ FP 102808 |
| COOK COUNTY REAL ESTATE TRANSACTION TAX  SEP.-3.03 REVENUE STAMP | # 0000055639 | REAL ESTATE TRANSFER TAX _____ 0011025 _____ FP 102802 |

| | | |
|---|--------------|--|
| CITY OF CHICAGO  SEP.-3.03 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000004017 | REAL ESTATE TRANSFER TAX _____ 01653.75 _____ FP 102805 |
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LEGAL DESCRIPTION

PARCEL 1: THE WEST 19.33 FEET OF THE EAST 83.33 FEET (EXCEPT THE NORTH 504 FEET THEREOF) OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 25 FEET OF LOT 1, ALL OF LOTS 2 TO 22 INCLUSIVE, AND THE NORTH 10 FEET OF LOT 23 IN BLOCK 1 IN BECKER'S CICERO-DEVON ADDITION TO CHICAGO, BEING A SUBDIVISION OF PARTS OF LOTS 12, 13, 15 AND 20 IN THE SUBDIVISION OF BRONSON'S PART OF CALDWELL'S IN TOWNSHIP 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 9.50 FEET OF THE NORTH 513.50 FEET (EXCEPT THE EAST 83.33 FEET THEREOF) OF THE AFORESAID TRACT.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 16286559.

Property of Cook County Clerk's Office