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Doc#: 0325529000
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/12/2003 08:15 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

1289941

THE GRANTOR(S), KATHERINE L. SCOULAS, n/k/a KATHERINE S. NIX married to Matthew Nix, 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 STUART BERGER and DEBORAH BERGER, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, 1226 Welch St., Houston, Texas 77006, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL ATTACHED

SUBJECT TO: general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
THIS IS NOT HOMESTEAD PROPERTY TO MATTHEW NIX

Permanent Real Estate Index Number(s): 17-10-203-027-1142

Address(es) of Real Estate: 233 E. Erie, #2302, Chicago, Illinois 60611

Dated this 31ST day of July, 2003.

Katherine L. Scoulas
Katherine S. Nix

X
KATHERINE L. SCOULAS, n/k/a
KATHERINE S. NIX

STATE TAX



AUG. 20. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000046147

**REAL ESTATE
TRANSFER TAX**

00164.00

FP326652

COUNTY TAX



AUG. 20. 03

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

0000045983

**REAL ESTATE
TRANSFER TAX**

00082.00

FP326665

REVENUE STAMP

CITY TAX



AUG. 20. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000039984

**REAL ESTATE
TRANSFER TAX**

00900.00

FP326650

CITY TAX



AUG. 20. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000039985

**REAL ESTATE
TRANSFER TAX**

00330.00

FP326651

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KATHERINE L. SCOULAS, k/n/a KATHERINE S. MIX married to Matthew Nix, 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 31st day of July, 2003.



A handwritten signature in black ink, appearing to be "Angela", written over a horizontal line.

(Notary Public)

Prepared By: Angela Koconis-Gibson
4854 N. Kedvale
Chicago, Illinois 60630

Mail To: JEFFREY E. KOPIWODA
THORELL & KOPIWODA
70 W. MADISON #5750
CHICAGO, IL 60602

Name & Address of Taxpayer:
STUART BERGER and DEBORAH BERGER
233 E. Erie, #2302
Chicago, Illinois 60611

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PARCEL 1: UNIT 2302 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STREETERVILLE CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26017897, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892, AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

PERMANENT INDEX NUMBER: 17-10-203-027-1142