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Doc#: 0325933334
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/16/2003 12:02 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), HULSEBERG
DANIEL J. HULSEBERG a single man
JOHN D. KIKER a single man

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and valuable
consideration in hand paid,

CONVEY and WARRANT to;
Julie Benda and Roy W. Helms, husband and
wife, as tenants by the entirety

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

"SEE LEGAL ATTACHED"

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: [(a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

DA JAK

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.

Permanent Real Estate Index Number(s): 17-09-207-006-1080

Address(es) of Real Estate: 340 W. Huron, #33-F, Chicago, Illinois 60610

DATED this 20 day of August, 2003

3

Daniel J. Hulseberg (SEAL)
DANIEL J. HULSEBERG
HULSEBERG

DAH
8/20/03

John D. Kiker (SEAL)
JOHN D. KIKER

BOX 333-CTI

DAH
8/20/03
1 of 3
No
M. B. O'Connell
LNO
SA 22 13328
23/4 9408

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LEGAL DESCRIPTION

UNIT 33-F IN TUXEDO PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1 TO 16, BOTH INCLUSIVE, IN BLOCK 15 IN BUTLER WRIGHT & WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 1 TO 4, BOTH INCLUSIVE, IN BLOCK 8 IN THE HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 15 AFORESAID; THENCE SOUTH 89 DEGREES, 53 MINUTES, 29 SECONDS WEST ALONG SAID NORTH LINE 250.81 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES 31 SECONDS EAST AT RIGHT ANGLES THERETO 74.95 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 29 SECONDS EAST 174.33 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES, 31 SECONDS EAST AT RIGHT ANGLES THERETO 25.28 FEET; THENCE NORTH 00 DEGREES, 19 MINUTES, 31 SECONDS WEST ALONG SAID EAST LINE 99.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16 BOTH INCLUSIVE AND VACATED ALLEY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF 84.04 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 19 SECONDS WEST 106.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 72.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 72.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16 BOTH INCLUSIVE AND VACATED ALLEY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BLOCK 15 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF 116.54 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS WEST 106.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 72.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 72.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1997, AS DOCUMENT NUMBER 97465251, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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State of New York |
County of New York | SS

DJH
8/20/03

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **DANIEL J. HULSBERG** a single man **JOHN D. KIKER** a single man 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 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 20th day of August, 2003.

Jacqueline Helleis Notary Public

Commission expires:

JACQUELINE HELLEIS
Notary Public, State of New York
No. 41-4956974
Qualifier in Queens County
Commission Expires October 2, 2005

This instrument prepared by:
Leo G. Aubel
Mandel, Lipton and Stevenson Limited
203 N. LaSalle Street, Suite 2210
Chicago, IL 60601

Send subsequent tax bills to:
Ray W. Helms
340 W. Huron # 33F
Chicago, IL 60610

Mail to:
Mary Ellen Rosemeyer
100 W. Monroe Suite 2204
Chicago, IL 60603

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$6,825.00

09/11/2003 13:23 Batch 07237 40

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS	
STATE TAX	SEP 12 03
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000055986	0091000
	FP 102808

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	SEP. 12. 03
REVENUE STAMP	
# 0000056123	0045500
	FP 102802