

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0327647218  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/03/2003 11:52 AM Pg: 1 of 3

917

GIT 43268, SMJ

THE GRANTOR(S) Bella Casa, LLC, an Illinois Limited Liability Company 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 ~~Mathis~~ Klaus, single \*\*Mathis (GRANTEE'S ADDRESS) 1522-28 West Fargo Avenue, Unit 1526-3N, Chicago, Illinois 60626

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

THIS IS NOT HOMESTEAD PROPERTY.

### SUBJECT TO:

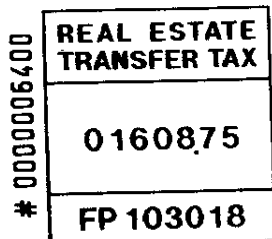
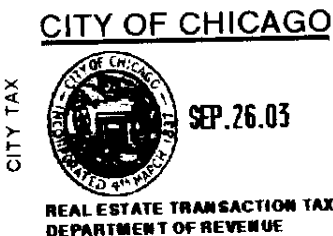
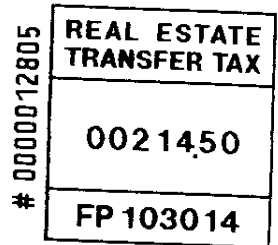
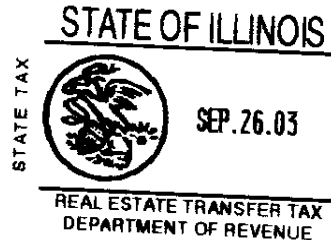
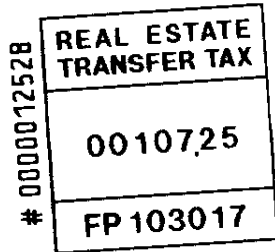
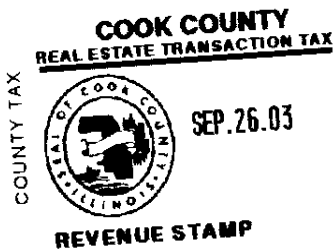
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-29-306-016-0000

Address(es) of Real Estate: 1522-28 West Fargo Avenue, Unit 1526-3N, Chicago, Illinois 60626

Dated this 23rd day of Sept. 2003

*[Signature]*  
Bella Casa, LLC, an Illinois Limited Liability Company



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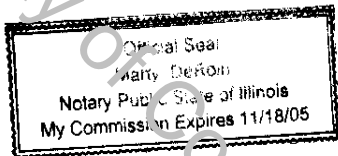
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bella Casa, LLC, an Illinois Limited Liability Company

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 23rd day of Feb 2003



*Marty DeRoin*

(Notary Public)

**Prepared By:** Marty DeRoin  
122 S. Michigan Ave., Suite 1800  
Chicago, Illinois 60603-

**Mail To:** *Matnis*  
Matthias Klauss  
1522-28 West Fargo Avenue, Unit 1526-3N  
Chicago, Illinois 60626

**Name & Address of Taxpayer:** *Matnis*  
Matthias Klauss  
1522-28 West Fargo Avenue, Unit 1526-3N  
Chicago, Illinois 60626

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION RIDER

UNIT 1526-3N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BELLA CASA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0324010087, IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The tenant of the subject unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years; purchaser's mortgage.