

UNOFFICIAL COPY

WARRANTY DEED
(Limited Liability Company to Individuals)
TENANCY BY THE ENTIRETY



Doc#: 0333542154
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/01/2003 10:14 AM Pg: 1 of 2

ETIC-NANW GH 5270057

THE GRANTOR, NORTH BRANCH HOMES DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to BRIAN J. NELSON and LAINIE M. NELSON, his wife, 4739 North Talman, Chicago IL 60625, as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

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 as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

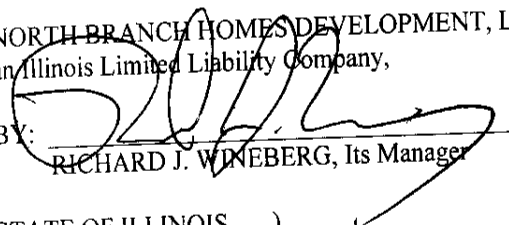
SUBJECT TO, IF ANY: See Rider attached hereto and made a part hereof by reference.

Permanent Real Estate Index Number: 13-13-410-003-0000 and 13-13-410-004-0000

Address of Real Estate: 4150 North Rockwell, Chicago, IL 60618

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Its Manager this 10 day of September 2003.

NORTH BRANCH HOMES DEVELOPMENT, L.L.C.,
an Illinois Limited Liability Company,

BY:  (SEAL)
RICHARD J. WINEBERG, Its Manager

City of Chicago

Dept. of Revenue

322985

11/07/2003 09:31 Batch 07275 36



Real Estate

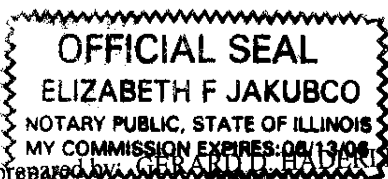
Transfer Stamp


\$7,691.25

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD J. WINEBERG, as Manager of NORTH BRANCH HOMES DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, 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 he signed, sealed and delivered the said instrument as his 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 10 day of September, 2003.




NOTARY PUBLIC

This Instrument was prepared by RICHARD E. HADER, 3413 N. Lincoln Avenue, Chicago, IL 60657.

MAIL TO:
Herbert V. Hedeen, Esq.
1117 W. Belmont Ave
Chicago, IL 60617-3312

SEND SUBSEQUENT TAX BILLS TO:
MR + MRS BRIAN J. NELSON
4150 N. ROCKWELL
CHICAGO, IL 60618

BOX 333-CTI

UNOFFICIAL COPY

RIDER

THE SOUTH 6.15 FEET OF LOT 3 AND THE NORTH 22.68 FEET OF LOT 4 INCLUSIVE IN BLOCK 3 IN PAUL O. STENSLAND'S SECOND SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THOSE PORTIONS OF LOTS 8 TO 14 INCLUSIVE AS CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY DEED RECORDED AUGUST 27, 1903 AS DOCUMENT NUMBER 3434663.


COMMONLY KNOWN AS 4150 NORTH ROCKWELL, CHICAGO, IL 60618

P.I.N. #13-13-410-003-0000 AND 13-13-410-004-0000

Subject only to: (1) current general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning and building laws or ordinances; (5) acts done or suffered by Buyer; (6) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (7) existing licenses and agreements affecting the Premises; (8) utility easements, if any, whether recorded or unrecorded.

STATE TAX

STATE OF ILLINOIS



NOV. 13.03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000059539

REAL ESTATE TRANSFER TAX
0102550
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 13.03

REVENUE STAMP

0000059539

REAL ESTATE TRANSFER TAX
0051275
FP 102802