



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
TENANTS BY THE ENTIRETY



Doc#: 0400911086  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/09/2004 10:24 AM Pg: 1 of 4

CR 5561590 Mundeu CTC 1042 No abs

THE GRANTOR(S), Jason M. Harvey and Hilary Skilbeck-Harvey, Husband and Wife, as Joint Tenants as to an undivided one-half interest, and Deane M. Ruppert, Jr. and Natalie S. Ruppert, Husband and Wife, as Joint Tenants as to an undivided one-half interest, 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 Deane M. Ruppert, Jr. and Natalie S. Ruppert, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, (GRANTEE'S ADDRESS) 3733 W. Eddy Street, Unit 1, Chicago, Illinois 60618 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:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, existing leases and tenancies, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below

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.

Permanent Real Estate Index Number(s): 13-23-307-041-0000  
Address(es) of Real Estate: 3733 W. Eddy Street, Unit 1, Chicago, Illinois 60618

Dated this 31<sup>st</sup> day of October, 2003

Jason M. Harvey  
Jason M. Harvey

Deane M. Ruppert, Jr.  
Deane M. Ruppert, Jr.

Hilary Skilbeck-Harvey  
Hilary Skilbeck-Harvey

Natalie S. Ruppert  
Natalie S. Ruppert

BOX 223-CTT

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH 4 SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 4 SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

10/31/03  
Date Buyer, Seller or Representative

**UNOFFICIAL COPY**

STATE OF ILLINOIS, COUNTY OF \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jason M. Harvey and Hilary Skilbeck-Harvey and Deane M. Ruppert, Jr. and Natalie S. Ruppert 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 31 day of October, 2003



Mary Mundrell (Notary Public)

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**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

**Mail To:**

Charles Glanzer, Esq.  
Daniel G. Lauer & Associates, P.C.  
1424 W. Division Street  
Chicago, Illinois 60622

**Name & Address of Taxpayer:**

Deane M. Ruppert, Jr. and Natalie S. Ruppert  
3733 W. Eddy Street, Unit 1  
Chicago, Illinois 60618

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**UNOFFICIAL COPY****EXHIBIT 'A'****Legal Description****PARCEL 1:**

UNIT 1 IN THE 3733 WEST EDDY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 AND THE WEST 2 1/2 FEET OF LOT 13 IN BLOCK 2 IN LOUCK'S AND BAUER'S RESUBDIVISION OF BLOCK 11 IN K. K. JONES SUBDIVISION IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0330744109, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-2, S-1 AND S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0330744109.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Deputy Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 31, 2003 Signature: Mary Mendel  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 31 day of October 2003

Mary Mendel  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 31, 2003 Signature: Mary Mendel  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 31 day of October 2003

Mary Mendel  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]