

UNOFFICIAL COPY



Doc#: 0402811109
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 01/28/2004 11:39 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

#352185

BY _____
I HEREBY CERTIFY THIS COPY TO BE A TRUE & CORRECT COPY OF THE ORIGINAL

THE GRANTOR(S), Joseph W. Nevins and Cheryl L. Sepuleda Nevins, husband and wife as tenants by the entirety, 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 Jason D. Schulz and Julia E. Schulz, husband and wife as tenants by the entirety, (GRANTEE'S ADDRESS) 1 W. Superior, Unit 4615, Chicago, Illinois 60610 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:

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UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3630-32 NORTH DAMEN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99707349, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record provided the same are not violated by and do not adversely interfere with Purchaser's use of the property for residential purposes; public and utility easements; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years; the mortgage or trust deed referred to in paragraph 3 of the Provisions of this Contract and/or Rider 7, if applicable

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): 14-19-131-046-1002
Address(es) of Real Estate: 3630 N. Damen, #1S, Chicago, Illinois 60618

CHICAGO TITLE OF ILLINOIS
2 N. LaSALLE STREET
SUITE 1920
CHICAGO, IL 60602

Dated this 16 day of January, 2004

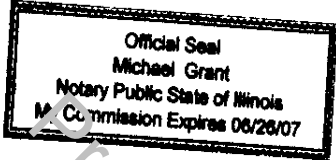
Joseph W. Nevins
Joseph W. Nevins
Cheryl L. Sepuleda Nevins
Cheryl L. Sepuleda Nevins

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STATE OF ILLINOIS, COUNTY OF Cook SS

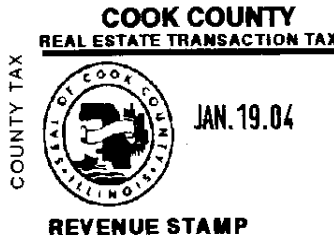
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph W. Nevins and Cheryl L. Sepuleda Nevins, husband and wife as tenants by the entirety, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared 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 16 day of January, 2004



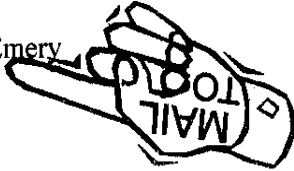
[Signature] (Notary Public)

Prepared By: Frank W. Jaffe
111 W. Washington #1401
Chicago, Illinois 60602

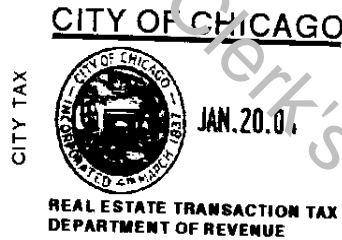


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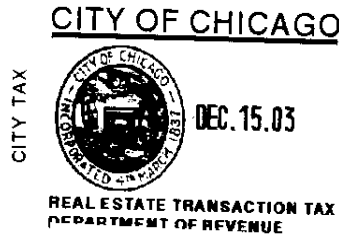
Mail To:
David DeYoe
McDermott, Will, & Emery
227 W. Monroe
Chicago, IL 60606



Name & Address of Taxpayer:
Jason D. Schulz and Julia E. Schulz
3630 N. Damen, #1S
Chicago, Illinois 60618



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| FP 102807 |



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| REAL ESTATE TRANSFER TAX |
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| FP 102804 |

REORDER ITEM #: TX-1000 LABEL

352185

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AFFIDAVIT OF TITLE COVENANT AND WARRANTY

STATE OF Illinois)
) SS.
 COUNTY OF Cook)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

Jason D. Schulz and Julia E. Schulz

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated January 16, 2004, to Jason D. Schulz and Julia E. Schulz grantee, conveying the following described premises:

UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3630-32 NORTH DAMEN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99707349, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of September 19, 2003, in the report on title issued by Chicago Title Insurance Company, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from None to _____, and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Joseph W. Nevins (SEAL) _____ (SEAL)
 Joseph W. Nevins
Cheryl L. Sepulveda Nevins (SEAL) _____ (SEAL)
 Cheryl L. Sepulveda Nevins

CHICAGO TITLE INSURANCE COMPANY
 2 N. LA SALLE STREET
 SUITE 1501
 CHICAGO, IL 60601

Subscribed and sworn to before me this 16 day of January, 2004.

[Signature]
 Notary Public



Chicago Title Insurance Company

