

UNOFFICIAL COPY

**WARRANTY DEED
Statutory (Illinois)
(INDIVIDUAL TO
INDIVIDUAL)**



Doc#: 0402926216
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/29/2004 01:53 PM Pg: 1 of 3

THE GRANTORS, PIUS
NEWELL, a married man (*)
and STEPHEN J. NEWELL, a
bachelor, presently of the Village
of Lombard, County of DuPage,
State of Illinois, for and in
consideration of Ten and no/100
(\$10.00) DOLLARS, and other
good and valuable considerations in hand paid, CONVEY and WARRANT to:

of: DORIS PRINCIZE
3931 North Olcott Street
Chicago, IL 60134

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

Parcel 1:

Unit Number 3-W in the 71-3-45 W. Irving Park Condominium, as delineated on a
Survey of the following described Tract of Land:

**LOTS 3 AND 4 IN BLOCK 8 IN UTTZ AND HEIMAN'S IRVING PARK
BOULEVARD ADDITION TO CHICAGO IN SECTIONS 18 AND 19,
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 December 17, 2003 as Document Number 0335118109; together with its
undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The right to the use of parking space P-3-W and Storage Space S-3-W, Limited
Common Elements, as delineated on the Declaration of Condominium aforesaid.

Grantors also hereby grant to the grantee, her successors and assigns, as rights and
easements appurtenant to the above described real estate, the 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, aforesaid, and grantors reserve unto themselves,
their 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.

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

(*) THIS IS NOT HOMESTEAD AS TO THE SPOUSE OF PIUS NEWELL.

534673
①

3
28

TICOR TITLE INSURANCE

BOX 15

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SUBJECT TO: (i) General real estate taxes not due and payable at the time of closing; (ii) building lines and building restrictions of record which are not violated; (iii) zoning and building laws and ordinances which are not violated and which do not materially adversely affect the subject premises as a condominium residence; (iv) public utility easements which do not underlie the improvements; (v) covenants and restrictions of record which are not violated, contain no right of reverter or re-entry and which do not adversely interfere with Purchaser's intended residential use of the subject premises; (vi) the above-mentioned Declaration of Condominium and (vii) acts done or suffered by or through Grantee.

COMMONLY KNOWN AS: **7143-45 W. Irving Park Rd – Unit #3-W
Chicago, Il 60634**

PIN: **13-19-101-007 (Underlying)**

Dated this 5th day of January, 2004

Pius Newell (SEAL) *Stephen J. Newell* (SEAL)
Pius Newell **Stephen J. Newell**

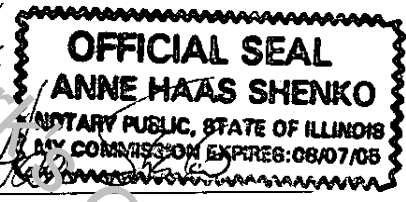
State of ILLINOIS)
)
County of DU PAGE)

ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PIUS NEWELL** and **STEPHEN J. NEWELL**, 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 5th day of January, 2004

My commission expires 8-01-05



Anne Haas Shenko
(Notary Public)

This instrument was prepared by: **GLENN R. HAAS, Attorney at Law**
25 East Park Boulevard, P.O. Box 6327
Villa Park, IL 60181
Tel. # (630) 279-9311

MAIL RECORDED DOCUMENT TO: Doris Principi SEND SUBSEQUENT TAX BILLS TO:
7143-45 W. Irving PK RD # 3W
Chgo Il 60634

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000534673 CH
 STREET ADDRESS: 7145 W. IRVING UNIT 3W/P3W/S3W
 CITY: CHICAGO COUNTY: COOK COUNTY
 TAX NUMBER: 13-19-101-007-0000


LEGAL DESCRIPTION:

PARCEL 1:
 UNIT NUMBER 3W IN THE 7143-45 W. IRVING PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 3 AND 4 IN BLOCK 8 IN UTITZ AND HEIMAN'S IRVING PARK BOULEVARD ADDITION TO CHICAGO IN SECTIONS 18 AND 19, 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 035118109; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:
 THE RIGHT TO THE USE OF P-3W AND S-3W, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AFORESAID.

CITY OF CHICAGO
 CITY TAX

 NOV.-5.03
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000010078

REAL ESTATE TRANSFER TAX
01950.00
FP 102803

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 NOV.-6.03
 REVENUE STAMP


0000013200

REAL ESTATE TRANSFER TAX
00130.00
FP326707

CITY OF CHICAGO
 CITY TAX

 JAN.27.04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000011051

REAL ESTATE TRANSFER TAX
00195.00
FP 102803

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 JAN.27.04
 REVENUE STAMP


0000015297

REAL ESTATE TRANSFER TAX
00013.00
FP326707

STATE OF ILLINOIS
 STATE TAX

 JAN.-7.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000014757

REAL ESTATE TRANSFER TAX
00273.00
FP 102809

STATE OF ILLINOIS
 STATE TAX

 JAN.27.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000015347

REAL ESTATE TRANSFER TAX
00013.00
FP 102809