

UNOFFICIAL COPY

534675-TICOR

WARRANTY DEED

Statutory (Illinois)
(INDIVIDUAL TO
CORPORATION)

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:

SHENA MAE CORP., an Illinois Corporation
of: 1569 BARCLAY BOULEVARD
BUFFALO GROVE 60089

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

Parcel 1:

Unit Number 3E 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 UTTIZ 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-3E and Storage Space S-3E, Limited
Common Elements, as delineated on the Declaration of Condominium aforesaid.

Grantors also hereby grant to the grantee, its 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 grantor reserves 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.



Doc#: 0403014092
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/30/2004 09:28 AM Pg: 1 of 3

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TICOR TITLE INSURANCE


BOX 15

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Property of Cook County Clerk's Office

CITY TAX

CITY OF CHICAGO



JAN. 21. 04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011013

REAL ESTATE TRANSFER TAX
0217125
FP 102803

STATE TAX

STATE OF ILLINOIS



JAN. 22. 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000015242

REAL ESTATE TRANSFER TAX
0028950
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 22. 04

REVENUE STAMP

0000015191

REAL ESTATE TRANSFER TAX
0014475
FP 326707

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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 #3E
Chicago, IL 60634**

P.D.N. **13-19-101-007 (Underlying)**

Dated this 23rd day of December, 2003

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

State of ILLINOIS)
) ss
County of DU PAGE)

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 23rd day of December, 2003.

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:
KENNETH FISCH
4200 W. PETERSON AVE, #140
CHICAGO, IL 60646

SEND SUBSEQUENT TAX BILLS TO:
SHENA MAE COLE
1869 BARCLAY BLVD.
BUFFALO GROVE, IL 60089