

UNOFFICIAL COPY

452155

Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company to
Individual)



Doc#: 0403632072
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/05/2004 12:01 PM Pg: 1 of 3

MAIL DOCUMENTS TO:
HERITAGE TITLE CO.
5849 W. Lawrence Ave.
Chicago, Illinois 60630
File #

Above Space for Recorder's Use Only

THE GRANTOR(S) WEST WINONA PROPERTIES L.L.C. of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOAN CLAUSSEN and JENNIFER LUND, of Chicago Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

As per attached Exhibit "A"

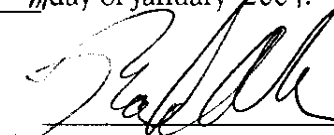
3

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 FOREVER. SUBJECT TO 2004 real estate taxes and subsequent years and Declaration of Condominium Ownership for Winona Crossings Condominium Association.

Permanent Index Number (PIN): 14-07-404-040-0000.

Address(es) of Real Estate: 1608 West Winona, Unit 3, Chicago Illinois 60640.

Dated this 20th day of January 2004.

 (SEAL) _____ (SEAL)
MARK A. ALLEN AS MANAGING
MEMBER OF WEST WINONA
PROPERTIES L.L.C.

City of Chicago
Dept. of Revenue
329973



Real Estate
Transfer Stamp
\$1,507.50

02/03/2004 13:21 Batch 02234 51

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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, DO HEREBY CERTIFY MAKE A. ALLEN AS MANAGING MEMBER is personally known to me to be the same person(s) are whose name(s) subscribed to the foregoing instrument, appeared before me this day in and acknowledged that he/she/they signed, sealed and delivered the said instrument as he/she/they 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, 29th day of January 2004.

Commission expires August 13 2005,

Anthony Demas
NOTARY PUBLIC

This instrument was prepared by: Anthony Demas, 5045 North Harlem Avenue, Chicago Illinois 60656 (773) 631-4666

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

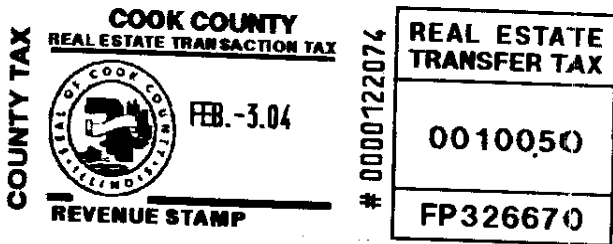
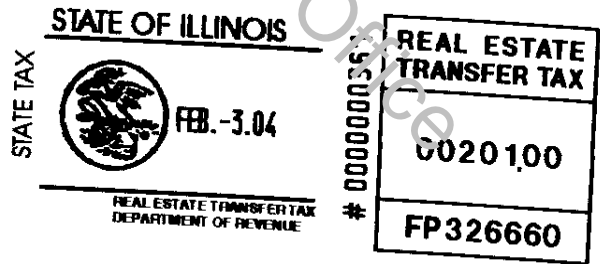
~~Anthony Demas
Attorney at Law Office of Anthony Demas
5045 North Harlem Avenue
Chicago, Illinois 60656~~

Jacqueline Battabra
1616 W. Berwyn Ave. Ste. 100
Chicago, IL 60640

OR

Jennifer Claussen
1608 W. Winona, Unit 3
Chicago, IL 60640

Recorder's Office Box No. _____



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H-52155

UNIT 1608-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WINONA CROSSING CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0402934077, AND AS AMENDED FROM TIME TO TIME, IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-07-404-040-0000 (UNDERLYING P.I.N.)

C/K/A 1608 W. WINONA, UNIT 3, CHICAGO, ILLINOIS 60640

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

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

Proprietary Cook County Clerk's Office