

UNOFFICIAL COPY



Doc#: 0406514016
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/05/2004 08:06 AM Pg: 1 of 3

RT 27726

1/3

WARRANTY DEED

MAIL TO:

Mr. Robert H. Rappe, Jr.
Freedman Anselmo Lindberg & Rappe
1807 West Diehl Road, Suite 333
Naperville, Illinois 60566

SEND SUBSEQUENT TAX BILLS TO:

Mr. Tim Knieriem
2911 North Western Avenue, Suite 213
Chicago, Illinois 60618

THE GRANTOR(S),

IAN J. COHEN, A SINGLE MAN

of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----(\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to wit

~~THE~~ **KNIERIEM, A SINGLE MAN**

Timothy W.

All of Grantor's interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

see attached legal

Commonly known as: 2911 North Western Avenue, Unit 213, Chicago, Illinois 60618

P.I.N.: 14-30-116-023-1025

Subject to conditions, covenants, easements and restrictions of records and real estate taxes for 2003 and subsequent years.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. This is homestead property.

3KM

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DATED this 19 day of Feb, 2004.

X J. Cohen
IAN J. COHEN

State of Illinois)
) SS

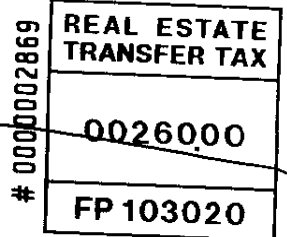
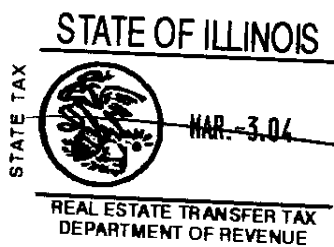
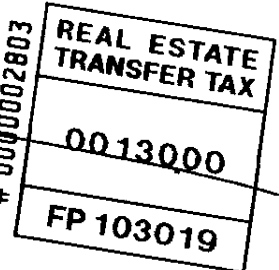
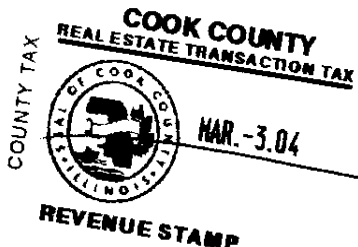
County of Cook
JUDITH SHINKER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IAN J. COHEN is/are personally known to me to be the same person(s) whose name(s) is /are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 19 day of Feb, 2004.

Commission expires 01-02-06 Judith Shinker Notary Public

This instrument was prepared by MORTON J. RUBIN, 3100 Dunfee Road, #402, Northbrook, Illinois 60062, #22954



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
332156 \$1,950.00
03/03/2004 10:09 Batch 02252 4

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**MORTON JAY RUBIN P.C. As An Agent For
Fidelity National Title Insurance Company
1941 Rohlwing Road Rolling Meadows, IL 60008**

ALTA Commitment Schedule A1

File No.: RTC27726

Property Address: 2911 N. WESTERN AVENUE, UNIT 213,
CHICAGO IL 60618

Legal Description:

PARCEL 1: UNIT 213 IN THE RIVER WALK LOFTS CONDOMINIUM, AS DESCRIBED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-31, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0017010.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

Permanent Index No.: 14-30-116-023-1025