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WARRANTY DEED Statutory (Illinois) (INDIVIDUAL TO INDIVIDUAL)

THE GRANTORS, PIUS **NEWELL**, a married man (*) and STEPHEN J. NEWELL. a bachelor, presently of the Village of Lombard, County of DuPage, State of <u>Illinois</u>, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other



Doc#: 0407014013 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 03/10/2004 08:10 AM Pg: 1 of 3

good and valuable considerations in hand paid, CONVEY and WARRANT to:

GREGOR', A. COLE

of: 820 West Belie Maine Avenue - #2311

Chicago, IL 60513

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

Parcel 1:

Unit Number 2-W in the 7143.45 W. Irving Park Condominium, as delineated on a Survey of the following described fract of Land:

LOTS 3 AND 4 IN BLOCK 8 IN UTITE 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, ILLINGIS,

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-2-W and Storage Space S-2-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.

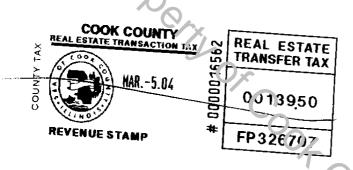
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

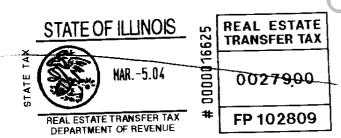
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

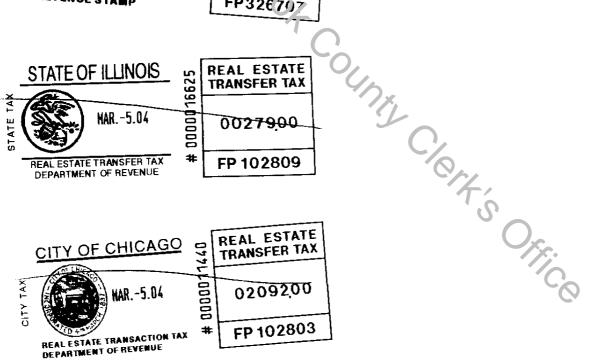
(*) THIS IS NOT HOMESTEAD AS TO THE SPOUSE OF PIUS NEWELI WOOR TITLE INSURAN



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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.

) the above-mentioned Declaration of Condominium
and (vii) acts done or suffered by or through	•
COMMONLY KNOWN AS:	7143-45 W. Irving Park Rd – Unit #2-W Chicago, Il 60634
PP.v.	13-19-101-007 (Underlying)
Dated this 15th day of February, 2004	13-19-101-007 (Onderlying)
Pius Newell (SEAI	Stephen J. Newell
State of ILLINOIS) ss	
County of DU PAGE)	
HEREBY CERTIFY that <u>PIUS NEWELI</u> the same persons whose names are subscrithis day in person, and acknowledged that as their free and voluntary act, for the uses and waiver of the right of homestead.	n and for said County, in the State aforesaid, DO Lara STEPHEN J. NEWELL, known to me to be bed to the foregoing instrument, appeared before me they signed, sealed, and delivered the said instrument and purposes therein set forth, including the release OFFICIAL SEAL
Given under my hand and official seal, this My commission expires 8-07-05	MOTARY PUBLIC, STATE OF ILLING MAY COMMISSION EXPIRES:08/07/
My commission expires	
	(
25 E Villa	NN R. HAAS, Attorney at Law ast Park Boulevard, P.O. Box 6327 Park, IL 60181 # (630) 279-9311
MAIL RECORDED DOCUMENT TO: LEE Coleman, P.C. Suite 200	SEND SUBSEQUENT TAX BILLS TO:
Suite 200 3051 PAK GROVE DRIVE	
3051 OAK GROVE VRIVE DOWNERS GROUT, IL 60515	