

UNOFFICIAL COPY

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 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:



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

GREGORY A. COLE

of: **820 West Belle Plaine Avenue - #2311**
Chicago, IL 60613

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 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-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 NEWELL.

WICOR TITLE INSURANCE


BOX 15

3REJ

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COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR.-5.04


REVENUE STAMP

0000016562

REAL ESTATE TRANSFER TAX
0013950
FP326707

STATE OF ILLINOIS

STATE TAX



MAR.-5.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016625

REAL ESTATE TRANSFER TAX
0027900
FP 102809

CITY OF CHICAGO

CITY TAX



MAR.-5.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017440

REAL ESTATE TRANSFER TAX
0209200
FP 102803

Property of Cook County Clerk's Office

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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 #2-W
Chicago, IL 60634**

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

Dated this 18th day of February, 2004

Pius Newell (SEAL) *Stephen 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 18th day of February, 2004.

My commission expires 8-07-05.



Glenn R. Haas
() 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:
LEE COLEMAN, P.C.
SUITE 200
3051 OAK GROVE DRIVE

SEND SUBSEQUENT TAX BILLS TO:

DOWNERS GROVE, IL 60515