

UNOFFICIAL COPY

H58568
Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company to
Individual)



Doc#: 0407145131
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/11/2004 11:19 AM Pg: 1 of 3

HERITAGE TITLE COMPANY

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 Grant^W Simmon and Nicole Simmon 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: 5136 North Ashland Unit #1, Chicago Illinois 60640

Dated this 4th day of March 2004.

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

City of Chicago
Dept. of Revenue
332762



Real Estate
Transfer Stamp
\$1,425.00


03/09/2004 13:26 Batch 07260 78

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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, ~~4th~~ day of MARCH 2004.

Commission expires AUGUST 13, 2007


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

OR

Recorder's Office Box No. _____

COOK COUNTY
REAL ESTATE TRANSACTION TAX

REVENUE STAMP


 MAR. -9.04

0000124370

REAL ESTATE TRANSFER TAX
00095.00
FP326670

STATE OF ILLINOIS

STATE TAX

 MAR. -9.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001933

REAL ESTATE TRANSFER TAX
00190.00
FP326660

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Exhibit A

H-52568

UNIT 5136-1 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. 14-07-404-040-0300 (UNDERLYING P.I.N.)

C/K/A 5136 N. ASHLAND AVENUE, UNIT 1, 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

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