

UNOFFICIAL COPY

Warranty Deed



ILLINOIS

Doc#: 0408414122
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/24/2004 11:17 AM Pg: 1 of 4

Above Space for Recorder's Use Only

TICOR 538703

THE GRANTORS, **NEAL C. NEALIS and RANDEE J. NEALIS**, as Joint Tenants, of 3151 West Small Road, LaPorte, Indiana 46350, County of LaPorte, State of Indiana, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to JOEL R. CECHOWICZ and LINDA S. CECHOWICZ, of 626 East Van Buren Street, Ottawa, Illinois 61350, Husband and Wife, not as Tenants in common, not as Joint Tenants, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2003 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number: 17-10-203-027-1069
Address of Real Estate: 233 East Erie, Unit 1509, Chicago, Illinois 50611

The date of this deed of conveyance is February 19, 2004.

(SEAL) NEAL C. NEALIS

(SEAL) RANDEE J. NEALIS

(SEAL)

(SEAL)

State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NEAL C. NEALIS and RANDEE J. NEALIS, as Joint Tenants personally 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 February 19, 2004

Notary Public

TICOR TITLE INSURANCE COMPANY

BOX 15

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 233 East Erie, Unit 1509, Chicago, Illinois 60611

PARCEL 1:

UNIT NUMBER 1509 IN THE STREETERVILLE CENTER CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THERE OF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON CWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

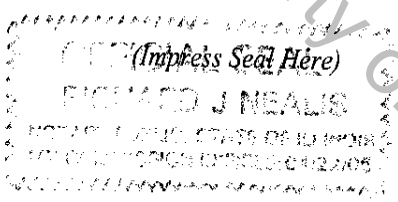
<p>This instrument was prepared by: Richard J. Nealis Law Office of Richard J. Nealis 510 South Batavia Avenue Batavia, IL 60510</p>	<p>Send subsequent tax bills to: JOEL R. CECHOWICZ 626 East VanBuren Street Ottawa, Illinois 61350</p>	<p>Recorder-mail recorded document to: John Duncan Herbolsheimer, Lannon, Henson, Duncan & Reagan, P.C. 654 First Street, Suite 400 LaSalle, Illinois 61301</p>
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UNOFFICIAL COPY STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 2-29-04 Signature: Richard Nealis
Grantor or Agent

SUBSCRIBED and SWORN to before me on February 19, 2004.

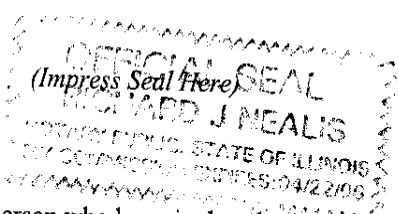


[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 2/19/04 Signature: Jul R. C...
Grantee or Agent

SUBSCRIBED and SWORN to before me on February 19, 2004.




[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.


[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

UNOFFICIAL COPY

CITY OF CHICAGO
 CITY TAX

 MAR. 23. 04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000011571

REAL ESTATE TRANSFER TAX
0112500
FP 102803

STATE OF ILLINOIS
 STATE TAX

 MAR. 23. 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000017024

REAL ESTATE TRANSFER TAX
0015000
FP 102809

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 MAR. 23. 04
 REVENUE STAMP

0000016553

REAL ESTATE TRANSFER TAX
0007500
FP 326707

Property of Cook County Clerk's Office