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TICOR 538989

**THIS INSTRUMENT
PREPARED BY:**

David L. Rudolph
Law Offices of David L. Rudolph
111 West Washington St., Suite 823
Chicago, IL 60602



Doc#: 0409114220
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/31/2004 02:21 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTORS, Ramon L. Anel and Donna A. Anel, husband and wife, of the City of Grand Forks, County of Grand Forks, State of State of North Dakota, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY, TRANSFER and WARRANT to Sharon Boner, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

3
B

Property Address: 435 W. Oakdale Ave., Unit #1-A
Chicago, IL
PIN No(s): 14-28-118-051-1001

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

Subject To:

- (a) Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years.

Dated: this 8th day of March, 2004

Ramon L. Anel

Donna A. Anel

BOX 15

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**


ORDER NUMBER: 2000 000538989 CH
 STREET ADDRESS: 435 W. OAKDALE AVE. UNIT #1-A
 CITY: CHICAGO COUNTY: COOK COUNTY
 TAX NUMBER: 14-28-118-051-1001

LEGAL DESCRIPTION:

UNIT NUMBER 1A IN THE OAK TERRACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 LOT 7 (EXCEPT THE EAST 16 2/3 FEET THEREOF) AND LOT 8 (EXCEPT THE WEST 40 FEET) IN BLOCK 2 IN GILBERT HUBBARD ADDITION IN THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99406920; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

CITY OF CHICAGO

CITY TAX

 MAR. 30. 04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001659

REAL ESTATE TRANSFER TAX
0772500
FP 102803

STATE OF ILLINOIS

STATE TAX

 MAR. 30. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000017276

REAL ESTATE TRANSFER TAX
0023000
FP 102809

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

 MAR. 30. 04

REVENUE STAMP

0000017204

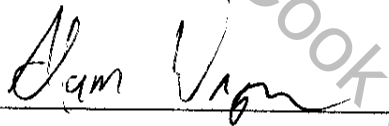
REAL ESTATE TRANSFER TAX
0011500
FP326707

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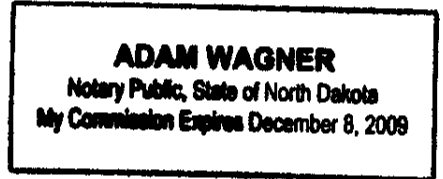
STATE OF NORTH DAKOTA)
)
) ss.
 COUNTY OF GRAND FORKS)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREPY CERTIFY, that Ramon and Donna Noel are personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed 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 8th day of March, 2004.



Notary Public



**WHEN RECORDED
 RETURN TO:**

Chuck Murphy, Esq.
 Hochman Dolgin Delott & Prohov
 30 N. LaSalle St, Suite 4300
 Chicago, IL 60602

**SEND FUTURE TAX
 BILLS TO:**

Sharon Boner
 435 W. Oakdale Ave., Unit 1-A
 Chicago, Illinois 60657

PROPERTY OF COOK COUNTY CLERK'S OFFICE