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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0412747266
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/08/2004 02:21 PM Pg: 1 of 4

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MIT 433575 (6/13)

THE GRANTOR(S), Freebaum-Warner LLC, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Peter Nero, and Caroline Doerfler, as joint tenants (GRANTEE'S ADDRESS) 1834 N. Orleans, Chicago, Illinois 60614 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions, and restrictions of record; public and utility easements; zoning and building laws and ordinances; roads and highway, if any; the Act; the decaration and By-Laws; such other matters as to which the Title Insurer commits Purchaser against loss or damage; encroachments, which do not effect the use of the Units as a residence; and acts of Purchaser

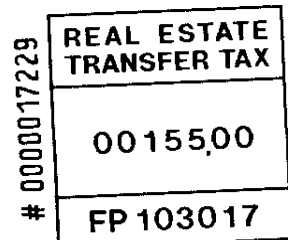
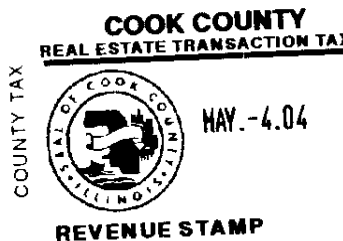
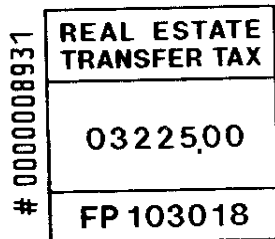
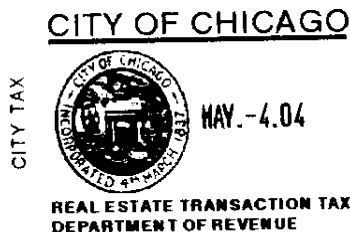
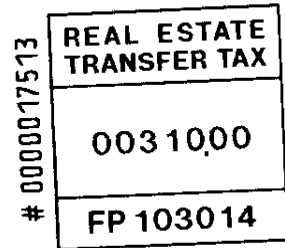
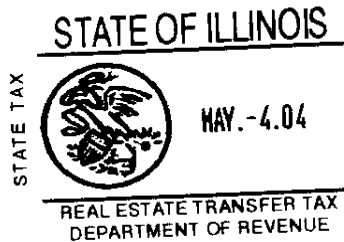
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-310-014-0000 (underlying)
Address(es) of Real Estate: 1445 W. Warner, Unit 1E, Chicago, Illinois 60613

Dated this 29th day of April, 2004

Freebaum-Warner LLC

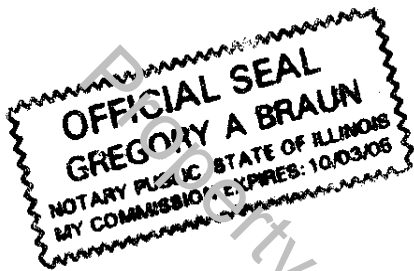
By: Michael Freeman
Michael Freeman
Member



UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Freeman, Member, Freebaum-Warner, personally known to me to be the same person(s) whose name(s) 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 29TH day of April, 2004



 (Notary Public)

Prepared By: Gregory A. Braun
217 N. Jefferson, 5th Floor
Chicago, Illinois 60661

Mail To:
Sam Nedeau
2551 Marcy Avenue
Evanston, Illinois 60201

Name & Address of Taxpayer:
Peter Nero and Caroline Doerfler
1445 W. Warner, Unit 1E
Chicago, Illinois 60613

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EXHIBIT "A" LEGAL DESCRIPTION

Unit 1-E and P-4 IN 1445-47 WARNER CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Lot 10 in Block 2 in Ashland Avenue Addition to Ravenswood in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded November 6, 2003, as Document 0331019169, as amended from time to time, Together with its Undivided Interest in the Common Elements.

PIN: 14-17-310-014-0000

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EXHIBIT "A"

THERE WAS NO TENANT IN THE UNIT PRIOR TO THIS CONVEYANCE AND NO NOTICE WAS THEREFORE REQUIRED TO BE GIVEN UNDER ANY APPLICABLE RULE, LAW OR ORDINANCE.

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 THEREIN.

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 RECITING AND STIPULATED AT LENGTH HEREIN.

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