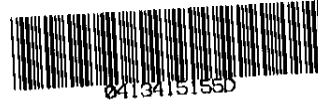


UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)



Doc#: 04134151555
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/13/2004 03:55 PM Pg: 1 of 3

Mail To:

William Kabaker, Esq.
55 E. Monroe St., Suite 3420
Chicago, IL 60603

Send Subsequent Tax Bills To:

Derek Nelson
2119 W. Evergreen #2W
Chicago, IL 60022

RECORDER'S STAMP

TICOR 538997
2001

THE GRANTOR, Tory Zucker, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Derek Nelson, a single man, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

3
B

See Attached Exhibit "A"

SUBJECT TO: General real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-06-120-049-1005

Property Address: 2119 W. Evergreen #2W, Chicago, IL 60622

Dated this 26th day of April, 2004.

Tory Zucker
Tory Zucker, A/K/A Tory Boyer

Randall Boyer
Randall Boyer, solely executing to release right of homestead law

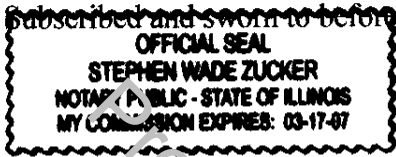
BOX 15

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TORY ZUCKER and RANDALL BOYER are personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 26 day of APRIL, 2004



Stephen Wade Zucker
Notary Public

My Commission Expires: 3/17/07

This instrument was prepared by:

Tory Boyer, Zucker, Boyer & Healy, Ltd. 1658 N. Milwaukee Ave., Suite 524, Chicago, IL 60647
(Name and Address)


MAIL TO:

William Kabaker, Esq.
55 E. Monroe St., Suite 3420
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Derek Nelson
2119 W. Evegreen #2W
Chicago, IL 60622

CITY TAX




CITY OF CHICAGO
MAY.-4.04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012215

REAL ESTATE TRANSFER TAX
02531.25
FP 102803

STATE TAX




STATE OF ILLINOIS
MAY.-4.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018497

REAL ESTATE TRANSFER TAX
00337.50
FP 102809

COUNTY TAX



COOK COUNTY
MAY.-4.04
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000018423

REAL ESTATE TRANSFER TAX
00168.75
FP326707

UNOFFICIAL COPY

TICOR TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000 000538997 CH

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 2W IN EVERGREEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 8 IN BLOCK 15 IN DAVID LEE'S ADDITION TO CHICAGO IN SECTION 6, TOWNSHIP 39 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 AS DOCUMENT 97695438, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

ALSO, THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P2W-A AND P2W-B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE DECLARATION AND SURVEY AFORESAID.

Property of Cook County Clerk's Office