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WARRANTY DEED

Doc#: 0414929185

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds

Date: 05/28/2004 11:13 AM Pg: 1 of 3

THE GRANTOP, PHILLIP A. KOERNER, divorced and not remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to KUBEN PINEDA, the following described Real Estate situated in the County of Cook in the State of Lipois, to-wit:

See Exhibit A attached hereto and incorporated herein.

Subject to: general real estate taxes not yet due and payable as of the date hereof; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate;

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

Permanent Real Estate Index No.:

13-36-401-028-1062 + 13.36.401.028.1089

Address of Real Estate:

1934 N. Washtenaw #419, Chicago, Illinois 60647

DATED this 714 day of March, 2004.

Phillip A. Koerner

This is not homestead property as to Grantor.

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STREET ADDRESS: 1934 N. WASHTENAW #419

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 13-36-401-028-1062

LEGAL DESCRIPTION:

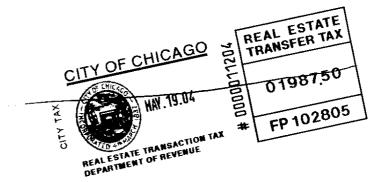
PARCEL 1:

UNIT 419 AND PARKING SPACE 12 IN THE 1934 NORTH WASHTENAW CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 1934 N. WASHTENAW, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, WHICH WAS RECORDED DECEMBER 29, 2000 AS DOCUMENT NUMBER 01022155, LOCATED WITHIN A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT AND OPFRATING AGREEMENT DATED DECEMBER 29, 2000, EXECUTED BY AND BETWEEN 1935 N. FAIRFIELD, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AND 1934 N. WASHTENAW, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED DECEMBER 29, 2000 AS DOCUMENT NUMBER 01022153, IN 2004 COUNTY, ILLINOIS.





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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 Phillip A. Koerner, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 14 day of March, 2004.

OFFICIAL SEAL

SOHM A DEANGELIS

MOTARY PULIC, STATE OF ILLIROSS
INV COMMUNICATIONS

MY COMMUNICATIONS

Notary Public

After recordation return to:

Dennis Compost

100 V. 19/26/100 -200

Lincolnshir IC 60069

Send subsequent tax bills to:

Kusin Pineda

1934 N. Wy Marcy 419 Chyo FC. 60647

This instrument was prepared by:

John A. DeAngelis, Esq. Three First National Plaza, Suite 3100 Chicago, Illinois 60602