



Doc#: 0414929185
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/28/2004 11:13 AM Pg: 1 of 3

Handwritten initials

WARRANTY DEED

Handwritten circled mark

IN 8335462

THE GRANTOR, **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 Illinois, 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 ^{unit} 13-36-401-028-1089 ^{parking}
Address of Real Estate: 1934 N. Washtenaw #419, Chicago, Illinois 60647

DATED this 7th day of ~~March~~ ^{April}, 2004.

Phillip A. Koerner
Phillip A. Koerner

This is not homestead property as to Grantor.

Handwritten signature/initials

UNOFFICIAL COPY

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 OPERATING 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 COOK COUNTY, ILLINOIS.

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY 19.04


REVENUE STAMP

0000069674

REAL ESTATE TRANSFER TAX
0013250
FP 102802

STATE OF ILLINOIS

STATE TAX



MAY 19.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000069740

REAL ESTATE TRANSFER TAX
0026500
FP 102808

CITY OF CHICAGO

CITY TAX



MAY 19.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011204

REAL ESTATE TRANSFER TAX
0198750
FP 102805

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 Phillip A. Koerner, ^{divorced and not remarried man} 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 1st day of ~~March~~ ^{April}, 2004.



John A. DeAngelis
 Notary Public

After recordation return to:

Dennis Compost
100 W. Hyde Green - 200
Lincolnshire IL 60069

Send subsequent tax bills to:

Rubin Pineda
1934 N. Washington 419
Chicago IL 60647

This instrument was prepared by:

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

Office of Cook County Clerk's Office