



Doc#: 0415942043
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/07/2004 07:50 AM Pg: 1 of 4

SA 324 1045 NA NY 088 090

WARRANTY DEED

THE GRANTORS, HARVEY STEINBERG AND JUDITH STEINBERG, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, BRANDON ESTES AND MEREDITH L. ESTES, husband and wife, 517 West Addison, #1R, Chicago, Illinois, not as tenants in common and not as joint tenants but as TENANTS BY THE ENTIRETY, the following described real estate in the County of Cook in the State of Illinois:

* Also Known as Meredith Estes

UNIT NUMBER 2E IN THE 1237 FARWELL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 22 (EXCEPT THE EAST 5 FEET THEREOF) IN BLOCK 6 IN L. E. INGALL'S SUBDIVISION OF BLOCK 5 AND 6 OF THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010453075; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 11-32-124-031-1002
Address of Real Estate: 1237 West Farwell, Unit #2E, Chicago, Illinois 60626

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the Grantees.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and to general real estate taxes for the year 2003 and subsequent years; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 28th day of April, 2004.

Harvey Steinberg
HARVEY STEINBERG

Judith Steinberg
JUDITH STEINBERG

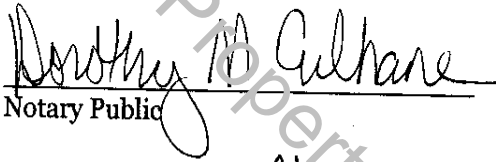
BOX 333-CT

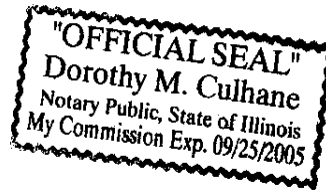
UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **HARVEY STEINBERG AND JUDITH STEINBERG**, personally known to me to be the same persons whose names are subscribed to the forgoing 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 28th day of April, 2004.


Notary Public

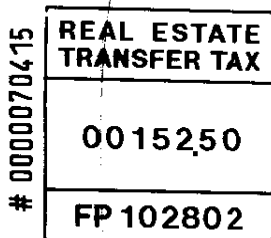
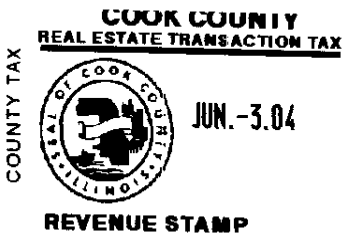
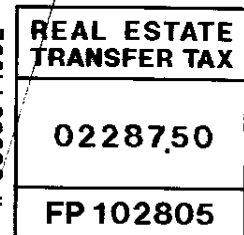
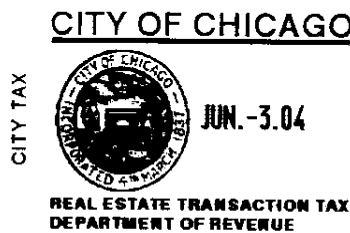
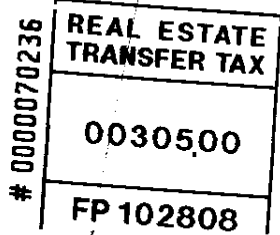
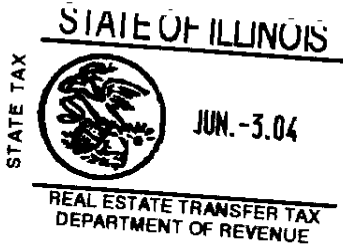


My commission expires: 9/25/2005

Prepared by: Dorothy M. Culhane, P.C., 1355 N. Sandburg, Suite 2501, Chicago, Illinois 60610.

Send subsequent tax bills to: Brandon & Meredith Estes
1237 West Farwell, Unit #2E
Chicago, Illinois 60626

Please mail after recording to: Ronnie S. Zanayed
Zanayed & Michalakos, Ltd.
4457 North Kedzie Avenue
Chicago, Illinois 60625



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BILL OF SALE

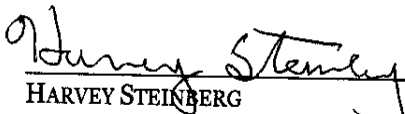
Sellers, **HARVEY STEINBERG AND JUDITH STEINBERG**, of the City of Chicago, Cook County, Illinois, in consideration of Ten and No/100 Dollars, receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over to Buyers, **BRANDON ESTES AND MEREDITH L. ESTES**, the following described personal property, to wit:

See description as set forth in Real Estate Contract dated March 29, 2004 attached hereto.

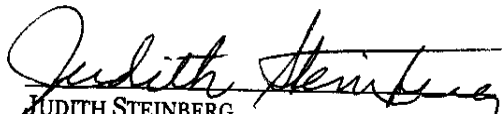
Sellers hereby represent and warrant to Buyers that Sellers are the absolute owners of said property, that said property is free and clear from all liens, charges and encumbrances, and that Sellers have full right, power and authority to sell said personal property and to make this bill of sale. *All warranties of quality, fitness and merchantability are hereby excluded.*

If this Bill of Sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Sellers have signed and sealed this bill of sale at Chicago, Illinois this 28th day of April, 2004.



HARVEY STEINBERG




JUDITH STEINBERG

STATE OF ILLINOIS
COUNTY OF COOK

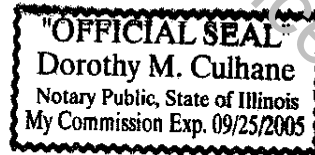
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT HARVEY STEINBERG AND JUDITH STEINBERG**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 28th day of April, 2004.



Notary Public

My commission expires: 9/25/2005



UNOFFICIAL COPY

AFFIDAVIT OF TITLE COVENANT AND WARRANTY

STATE OF ILLINOIS
COUNTY OF COOK

The undersigned affiants, being first duly sworn, on oath say, and also covenant with and warrant to the grantee hereinafter named:

That the affiants have an interest in the premises described below or in the proceeds thereof or are the grantors in the deed dated April 28, 2004 to **BRANDON ESTES AND MEREDITH L. ESTES**, grantees, conveying the following described premises:

UNIT NUMBER 2E IN THE 1237 FARWELL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 22 (EXCEPT THE EAST 5 FEET THEREOF) IN BLOCK 6 IN L.E. INGALL'S SUBDIVISION OF BLOCK 5 AND 6 OF THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010459075; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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That no labor or material has been furnished for the premises within the last four months that is not fully paid for.

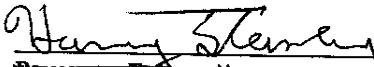
That since the title date of March 22, 2004, in the report on title issued by Chicago Title Insurance Company, affiants have not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiants, nor has any judgment or decree been rendered against affiants, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiants within five days from the date hereof.


That the party(s), if any, in possession of the premises are the grantors and affiants hereunder.

That all water taxes, except for the current bill, have been paid, and that all insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantees' consummation of the purchase of the premises.

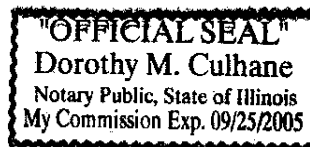
Affiants further state: Not.


~~BRANDON ESTES~~ Harvey Steinberg


JUDITH ~~ESTES~~ Steinberg

Signed and sworn to before me this
28th day of April, 2004.


Notary Public



This document was prepared by: Dorothy M. Culhane, 1355 N. Sandburg, Suite 2501, Chicago, Illinois 60610