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Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



0417404127

Doc#: 0417404127  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 06/22/2004 11:20 AM Pg: 1 of 2

THE GRANTOR(S), Karen B. Fligelman, a single woman, 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 Juliette A. Keith (GRANTEE'S ADDRESS) 4745 N Ravenswood, Unit #204, Chicago, Illinois 60640 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:

UNIT 2108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BALMORAL COURT TOWNHOUSES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 89118518, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2003

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): 14-07-102-004-1005  
Address(es) of Real Estate: 2108 W Balmoral, Unit #2108, Chicago, Illinois 60625

Dated this 24<sup>th</sup> day of MAY, 2004

Karen B. Fligelman

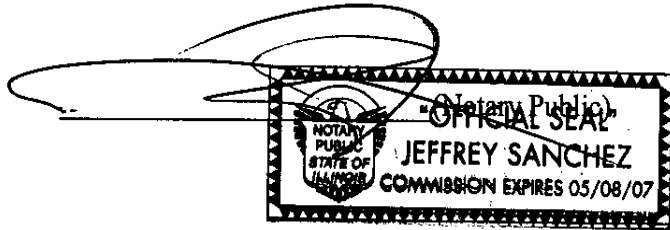
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karen B. Fligelman, a single woman, 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 29<sup>th</sup> day of MAY, 2004



**Prepared By:** Jeffrey Sanchez  
55 West Monroe St, Ste 3950  
Chicago, Illinois 60603

**Mail To:**  
Nicholas Geroulis  
161 N Clark St, Ste 550  
Chicago, Illinois 60601

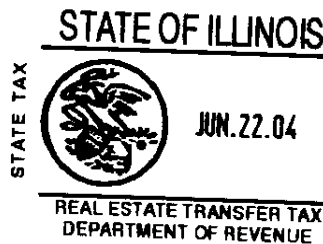
**Name & Address of Taxpayer:**  
Juliette A. Keith  
2108 W Balmoral, Unit #2108  
Chicago, Illinois 60625



REAL ESTATE TRANSFER TAX
0266250
FP 102807

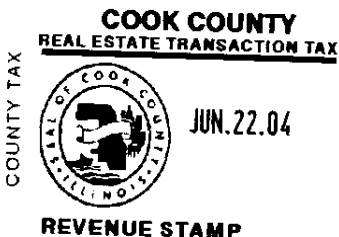
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REORDER ITEM #: TX-1000 LABEL



REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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FP 102810

# 0000019091