

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0418839098  
Eugene "Gene" Moore Fee: \$26.50  
Cook County Recorder of Deeds  
Date: 07/06/2004 03:04 PM Pg: 1 of 2

The Grantor, Sushil S. Sabnis and Ethel V. Sabnis, of 7816 N. Lake Drive; Fox Point, Wisconsin 53217, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby Convey and Warrant unto the Grantee Thomas F. Van Vuren and Nicole Ellen Van Vuren, not as joint tenants nor as tenants in common but as tenants by the entirety of 1943 N. Hudson Unit A; Chicago, Illinois 60614, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: LOT 3 (EXCEPT THE WEST 138.69 FEET THEREOF) IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT NUMBER 09079864, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT NUMBER 00970524.

Permanent Tax Number: 14-30-223-109-0000  
Commonly known as: 2942 North Wood Street Unit A  
Chicago, Illinois 60657

### SUBJECT TO:

- (a) General real estate taxes not due and payable at time of closing;
- (b) Covenants, conditions and restrictions of record, building lines and easements if any.


And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set the Grantor's hand and seal, this 8 day of June, 2004.

\_\_\_\_\_  
Sushil S. Sabnis (Seal)

\_\_\_\_\_  
Ethel V. Sabnis (Seal)

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
342208 \$4,537.50  
06/15/2004 12:13 Batch 02585 11



(Continued)

ALL AMERICAN TITLE AGENCY, LLC  
502 N. PLUM GROVE RD.  
PALATINE, ILLINOIS 60067

AAT/606

2

(continued)

# UNOFFICIAL COPY

Wisconsin  
 State of Illinois )  
 Milwaukee ) SS  
 County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Sushil S. Sabnis and Ethel V. Sabnis are 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 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 8 day of June, 2004.

My Commission expires 11-11-2007.

*[Signature]*  
 Notary Public

impress  
 seal  
 here

This instrument was prepared by Christy Jepson 504 N. Plum Grove Road, Palatine, Illinois 60067

MAIL TO: ~~Thomas F. Van Vuren  
 Nicole Ellen Van Vuren  
 2942 North Wood Street Unit A  
 Chicago, Illinois 60657~~

LED AUBEL, ESQ  
 225 W WASHINGTON ST - STE 1700  
 CHICAGO, ILL 60606

SEND SUBSEQUENT TAX BILLS TO:  
 Thomas F. Van Vuren  
 Nicole Ellen Van Vuren  
 2942 North Wood Street Unit A  
 Chicago, Illinois 60657

