

# UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0420803057  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/26/2004 09:53 AM Pg: 1 of 2

THE GRANTOR, Kelle S. Liermann, k/n/a Kelle S. Berggren, married to Mark Berggren, of the Village of Batavia, County of Kane, State of Illinois, for and in consideration of Ten and no/100 DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Chad Schneider, 1221 West Melrose, Chicago, Illinois 60657, the following described real estate situated in the county of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A".

Subject to the following. General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: 14-30-115-023-1004  
Address of Real Estate: 2911 North Western, Unit 105, Chicago, Illinois 60618

DATED this 2<sup>nd</sup> day of June 2004.

**P.N.T.A.**

Kelle S. Berggren  
Kelle S. Liermann, k/n/a Kelle S. Berggren

Mark Berggren  
Mark Berggren

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kelle S. Liermann, k/n/a Kelle S. Berggren, married to Mark Berggren, 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 she signed, sealed and delivered the said instrument as her 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 2<sup>nd</sup> day of June 2004.

Steven R. Kathe  
Notary Public



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Instrument prepared by: Steven R. Kathe, 1601 Colonial Parkway, Inverness, Illinois 60067  
Mail To: Mr. George Weems, Attorney at Law, 700 Commerce Drive, Ste. 550, Oakbrook, Illinois 60523  
Send Tax Bills To: Chad Schneider, 2911 North Western Avenue, Unit 105, Chicago, Illinois 60618


**UNOFFICIAL COPY****Exhibit "A"**


PARCEL 1: UNIT 105 IN THE RIVER WALK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-51, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX	 JUN. 21. 04	00225.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103021

COOK COUNTY		REAL ESTATE TRANSFER TAX
COUNTY TAX	 JUN. 21. 04	00112.50
REAL ESTATE TRANSACTION TAX REVENUE STAMP		FP 103025

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX
CITY TAX	 JUN. 23. 04	01687.50
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103026