2084

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WARRANTY DEED STATUTORY (ILLINOIS)

THE GRANTOR, KATHLEEN A. VALCHUK, TRUSTEE OF THE KATHLEEN A. VALCHUK TRUST DATED MAY 26, 1998, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) DOLLARS, in hand paid, CONVEYS and WARRANTS to ARMANDO TALANCON, 41172 Ridgegate Lane, Palmdale, CA 93551, all interest in the following-described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0423826055

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 08/25/2004 10:06 AM Pg: 1 of 2

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 17-04-216 064-1137

Property Address: Unit 406, 1360 North Sandburg Terrace, Chicago, IL 60610.

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; general real estate taxes not yet due and payable,

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.

DATED this 30th day of July, 2004.

KATHLEEN A. VALCHUK, TRUSTEE OF THE KATHLEEN A. VALCHUK TRUST, DATED MAY 26, 1998.

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 KATHLEEN A. VALCHUK TRUSTEE OF THE KATHLEEN A. VALCHUK TRUST, DATED MAY 26, 1998, 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 acts, for the uses and purposes therein set forth, including the release and valver of the right of homestead.

Given under my hand and official seal, this day of July, 2004.

Commission Expires

"OFFICIAL SEAL"
PUBLIC MARY BETH WHEELER
STATE OF
ILLINOIS COMMISSION EXPIRES 02/05/05

Notary Public

This instrument was prepared by Mary Beth Wheeler, 29 South LaSalle Street, Suite 430, Chicago, Illinois 60603.

City of Chicago
Dept. of Revenue
349675

Real Estate Transfer Stamp \$1,117.50

08/19/2004 14:42 Batch 11846 72

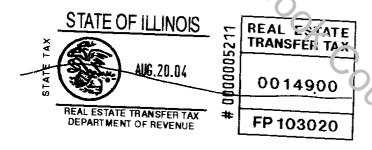
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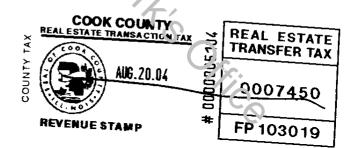
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LEGAL DESCRIPTION

UNIT NUMBER 406-C IN CARL SANDBURG VILLAGE CONDOMINIUM NUMBER 1, AS DELINEATED ON A SURVEY OF A PORTION OF LOT 9 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25032908, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS





MAIL TO:

John L. Elias, Esq. 10 South LaSalle Street Suite 3310 Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Mr. Armando Talancon 1360 North Sandburg Terrace Unit 406 Chicago, Illinois 60610