

4341353-182

UNOFFICIAL COPY

WARRANTY DEED



MAIL TO:
Gary A. Wendland, Esq.
1908 West Newport Avenue
Chicago, IL 60657

Doc#: 0424547130
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/01/2004 10:25 AM Pg: 1 of 3

NAME/ADDRESS OF TAXPAYER:
Karla Shelton
6146 North Washtenaw, Unit 3C
Chicago, IL 60659

THE GRANTORS, MATTHEW JAFFE, a single man never married and JERRY KERSZ, divorced and not since remarried, each as to an undivided 1/2 interest, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to KARLA SHELTON, a single women, of Chicago, Illinois, , the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

ADDRESS: 6146 North Washtenaw, Unit 3C, Chicago, IL 60659

P.I.N. No.: 13-01-217-022

THIS IS NOT HOMESTEAD PROPERTY

In Witness Whereof, said Grantors have caused their names to be signed to these presents and attested this ____ day of August, 2004.

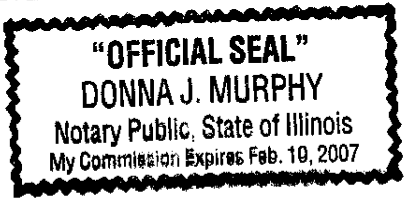
Matthew Jaffe

Jerry Kersz

State of Illinois , County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Matthew Jaffe and Jerry Kersz 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 severally acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25th day of August, 2004.



Notary Public

This instrument was prepared by Joseph P. Mulhern, 221 North LaSalle Street, Suite 2200, Chicago, IL 60601


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EXHIBIT A

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6146 NORTH WASHTENAW CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0423911095, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, OF THE EAST PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS



AUG. 29. 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020724

REAL ESTATE TRANSFER TAX
00272.50
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 30. 04


REVENUE STAMP

0000020448

REAL ESTATE TRANSFER TAX
00136.25
FP 103017

CITY TAX

CITY OF CHICAGO



AUG. 30. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000070568

REAL ESTATE TRANSFER TAX
02043.75
FP 103018

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EXHIBIT A-1

There were no tenants in this Unit as the entire building was vacant at the time of acquisition and the subsequent condominium conversion. As there were no tenants, a tenant did not have the option to purchase this Unit.

Grantor also hereby grants to the Grantee, her successors and assigns as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefits of said Unit as set forth in the Declaration of Condominium; and Grantor reserves for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office