

**THIS INSTRUMENT
PREPARED BY:**



David L. Rudolph
Law Offices of David L. Rudolph
111 West Washington St., Suite 823
Chicago, IL 60602

Doc#: 0425314244
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/09/2004 01:32 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, Kimberly K. Oser, an unmarried woman, of 616 W. Waveland Ave., #3E, 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, CONVEYS, TRANSFERS and WARRANTS to Peter M. Bernard of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 1447 W. Belle Plaine Avenue, Unit #3 Chicago, IL
P.I.N.: 14-17-313-045-1002

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject To:

- (a) Covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2003 and subsequent years.

Dated: this 15th day of July, 2004

KIMBERLY K. OSER

Boyle

3/1/04

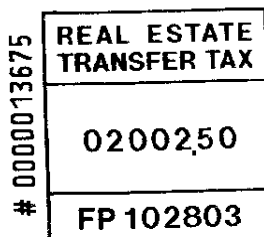
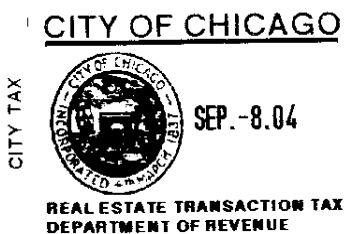
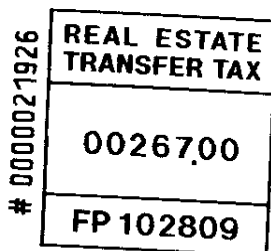
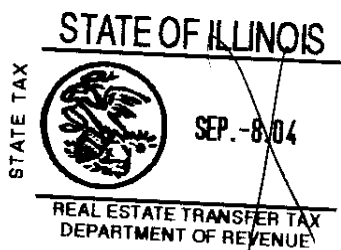
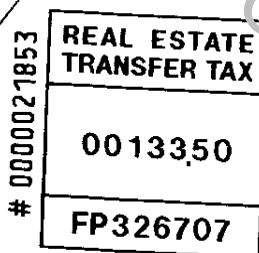
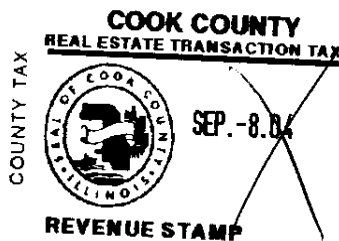
UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000547926 CH
STREET ADDRESS: 1447 W. BELLE PLAINE AVE. UNIT #3
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 14-17-313-045-1003

LEGAL DESCRIPTION:

UNIT NUMBER 3-"E" IN 1447-49 BELLE PLAINE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 10 IN BLOCK 3 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 24845598 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS



UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

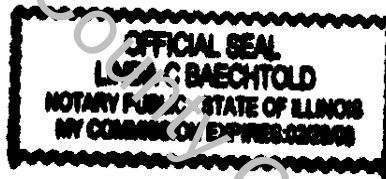
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kimberly K. Oser is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her/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 15th day of July, 2004.

Linda C Baechtold
 Notary Public

**WHEN RECORDED
 RETURN TO:**

John F. Conlon, Esq.
 5701 N. Ashland, Suite 301
 Chicago, IL 60660



**SEND FUTURE TAX
 BILLS TO:**

Peter M. Bernard
 1447 W. Belle Plaine Ave., Unit #3
 Chicago, IL 60613

Property of Cook County Clerk's Office