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ST 5064320/24076382J '03
This Instrument Prepared By:

Shane E. Mowery
Attorney at Law
3200 N. Lake Shore Dr., #902
Chicago, IL 60657



Doc#: 0426405141
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/20/2004 10:50 AM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

WARRANTY DEED

SUSAN M. WERTENS, ^{single,} residing at 500 S. Clinton, #401, Chicago, IL 60607 (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid by ARIEL ALMEDA (hereinafter called "Grantee"), individually, the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents ^{warrants} does hereby grant, bargain, sell, convey, and confirm, unto Grantee, all of Grantor's right, title and interest in and to the real property located in the City of Chicago, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, 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. Subject to general real estate taxes for year 2003 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: Unit 401 and G205, 500 S. Clinton, Chicago, IL 60607

Permanent Index Number: 17-16-128-007-1013 and 17-16-128-007-1518

TO HAVE AND TO HOLD the premises unto Grantee, his successors and assigns FOREVER, and Grantor does hereby covenant that he is lawfully seized and possessed of said Property in fee simple, has a good right to convey.

COX 313-CD

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3 3 0 7 5 0
 CHECK NO. 019
 RB.10686
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 SEP 16 '04
 DEPT. OF REVENUE
 208.00

3 5 8 9 2 7
 Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP SEP 16 '04
 P.B. 11427
 104.00

★ 9 1 6 1 6 ★
 ★ 1 6 5 ★
 ★ 1 4 5 8 1 6 ★
 ★ 1 4 5 8 1 6 ★
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE SEP 16 '04
 P.B. 11193
 780.00

★ 1 4 5 8 1 5 ★
 ★ 1 4 5 8 1 5 ★
 ★ 1 4 5 8 1 5 ★
 ★ 1 4 5 8 1 5 ★
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE SEP 16 '04
 P.B. 11193
 780.00

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 401 AND G205 IN THE CLINTON COMPLEX COMDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF THE SUBDIVISION OF BLOCK 43 IN SCHOOL SECTION ADDITION TO CHICAGO IN EAST ½ OF NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH CERTAIN ADJOINING VACATED ALLEYS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010076430, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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GRANTOR:

SUSAN M. MERTENS

Susan M. Mertens

Date of Execution: 7-23, 2004

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that **Susan M. Mertens**, 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 he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of July, 2004.

Maureen T. Mihic
Notary Public

My Commission Expires: 6/17/2008



After Recording Mail To:
Mr. Timothy J. McJoynt, Esq.
1131 Warren Ave.
Downers Grove, IL 60515

Mail Tax Bills To:
Ariel Almeda
500 S. Clinton, #401
Chicago, IL 60607