

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

MAIL TO:

Robert W. McQuellon, III, Esq.  
5901 N. Knoxville Avenue  
Suite 2  
Peoria, Illinois 61614



Doc#: 0430833007  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 11/03/2004 07:43 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

Kathryn Coad  
3335 W. Pensacola  
Chicago, Illinois 60618

THE GRANTOR, Shawn M. Nichols, Independent Administrator of the estate of John Andrew Nichols, deceased, of the City of San Francisco, County of San Francisco, State of California, for and in consideration of Ten and no/100's (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Kathryn Coad, 1314 N. Claremont Avenue, Apartment 3F, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE EAST 9 FEET OF LOT 9 AND LOT 10 (EXCEPT THE EAST 5 FEET) I BLOCK 2 IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NON HOMESTEAD PROPERTY.

Subject to:

- (a) Covenants, conditions, and restrictions of record, building lines and easements, if any.
- (b) Public and utility easements;
- (c) Existing leases and tenancies;
- (d) Special governmental taxes or assessments for improvements not yet completed;
- (e) Unconfirmed special governmental taxes or assessments; and
- (g) General real estate taxes not due and payable at the time of closing.

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

Permanent Index Number(s):

13-14-405-009-0000

Property Address:

3335 W. Pensacola, Chicago, Illinois 60618

DATED THIS 16 day of September, 2004.

Shawn M. Nichols (Seal)  
Shawn M. Nichols, Independent Administrator

BOX 333-CT

2 Pgs ma

# UNOFFICIAL COPY

STATE OF CALIFORNIA

)  
) SS  
)

County of SAN FRANCISCO

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn M. Nichols, Independent Administrator of the estate of John Andrew Nichols, deceased, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

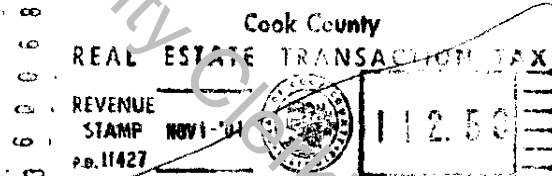
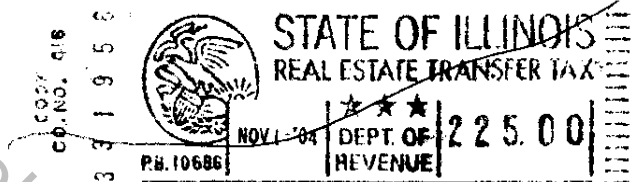
Given under my hand and notarial seal, this 16<sup>th</sup> day of September, 2004.

*Jimmy Phan*

Notary Public

My commission expires on February 18, 2007.

(IMPRESS SEAL HERE)



**NAME and ADDRESS OF PREPARER:**

David L. Waggoner, Esq.  
The Waggoner Law Firm, P.C.  
Four North Walkup  
Crystal Lake, Illinois 60014

**\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).**

