

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 0435535068  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 12/20/2004 08:03 AM Pg: 1 of 2

MAIL TO:  
CAROLINE KAPLAN KATZ  
LAW OFFICES OF CAROLINE KAPLAN KATZ  
493 WEST VALHALLA TERRACE  
VERNON HILLS, ILLINOIS 60061

NAME & ADDRESS OF TAXPAYER:  
TERESA NELSON  
1555 N. SANDBURG #406  
CHICAGO, ILLINOIS 60610

THE GRANTOR, BARBARA M. LEUTZ, an <sup>never married</sup> unmarried person of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, TERESA NELSON, an unmarried person of the City of Chicago, County of Cook, State of Illinois, the following Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 406K, IN CARL SANDBURG VILLAGE CONDOMINIUM UNIT NO. 7, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT THE NORTH 85.05 FEET AND THE EAST 30.00 FEET THEREOF), LOT 2 (EXCEPT THE SOUTH 56.30 FEET OF THE WEST 175.50 FEET THEREOF), LOT 3 AND THAT PORTION OF GERMANIA PLACE LYING WEST OF THE WEST LINE OF THE SAID EAST 30.00 FEET OF LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF SAID LOT 2, ALL IN CHICAGO LAND CLEARANCE COMMISSION NO. 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 COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25382049 AND FILED AS DOCUMENT LR3179558, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 17-04-207-087-1553  
Address of Real Estate: 1555 Sandburg #406, Chicago, Illinois 60610

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid.

Box 334

1002  
JK  
CTC  
S79528 5048  
NO ~~date~~

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SUBJECT TO: General real estate taxes and special assessments not due and payable at time of closing; building line and use and occupancy restrictions; covenants, conditions, and restrictions of record; and public, private and utility easements.

Dated this 30 day of November, 2004.

*Barbara M. Leutz*  
Barbara M. Leutz

STATE OF ILLINOIS                    )  
  ) SS.  
COUNTY OF DUPAGE                )


I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Barbara M. Leutz 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 and delivered said instrument as her own free and voluntary act for the uses and purposes therein set forth, including the waiver of the right of homestead.


GIVEN under my hand and Notarial Seal, this 30 day of November, 2004.

(Notary Seal) 


OFFICIAL SEAL MICHAEL J BLATTNER Notary Public - State of Illinois My Commission Expires Oct 20, 2007
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*Michael J. Blattner*  
Notary Public

STATE TAX  DEC. 13.04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0008081488 <table border="1" style="width: 100%;"> <tr><td style="text-align: center;">REAL ESTATE TRANSFER TAX</td></tr> <tr><td style="text-align: center;">00155.00</td></tr> <tr><td style="text-align: center;">FP 102808</td></tr> </table>	REAL ESTATE TRANSFER TAX	00155.00	FP 102808
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FP 102808				

CITY TAX  DEC. 13.04 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000078296 <table border="1" style="width: 100%;"> <tr><td style="text-align: center;">REAL ESTATE TRANSFER TAX</td></tr> <tr><td style="text-align: center;">01162.50</td></tr> <tr><td style="text-align: center;">FP 102805</td></tr> </table>	REAL ESTATE TRANSFER TAX	01162.50	FP 102805
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PREPARED BY:  
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Chicago, Illinois 60606  
(312) 419-1944

COUNTY TAX  DEC. 13.04 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000081696 <table border="1" style="width: 100%;"> <tr><td style="text-align: center;">REAL ESTATE TRANSFER TAX</td></tr> <tr><td style="text-align: center;">00077.50</td></tr> <tr><td style="text-align: center;">FP 102802</td></tr> </table>	REAL ESTATE TRANSFER TAX	00077.50	FP 102802
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