

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



0503502465D

Doc#: 0503502465  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 02/04/2005 01:38 PM Pg: 1 of 2

ST 5069165, 0503502465 (1)

Property of Cook County Clerk's Office

THE GRANTOR(S), DORIS L. NIXON, single, 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, CONVEY(S) and Warrant(s) to 2027 N. MAGNOLIA LLC (GRANTEE'S ADDRESS) 1137 West Webster, CHICAGO, Illinois 60614 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 6 IN MARTIN LEWIS' SUBDIVISION OF LOT 2 IN THE SUBDIVISION OF BLOCK FIVE OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. c/k/a 2027 North Magnolia, Chicago, IL 60657 PIN # 14-32-134-011-0000

**SUBJECT TO:** THE FOLLOWING, IF ANY: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS; THE MORTGAGE OR TRUST DEED SET FORTH IN PARAGRAPH 3 AND/OR RIDER 7.

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

Permanent Real Estate Index Number(s): 14-32-134-011-0000  
Address(es) of Real Estate: 2027 NORTH MAGNOLIA, CHICAGO, Illinois ~~60657~~ 60614

Dated this 31st day of January, 2005

Doris L. Nixon  
DORIS L. NIXON

Box 400-CTCC

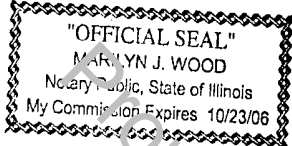
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# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DORIS L. NIXON, single, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 31st day of January 2005



Marilyn J. Wood (Notary Public)

**Prepared By:** MARILYN J. WOOD  
1034 1/2 LAKE ST. - 203  
OAK PARK, Illinois 60301

**Mail To:**  
MATTHEW B. BROTSCHUL  
2900 NORTH HERMITAGE  
CHICAGO, Illinois 60657

**Name & Address of Taxpayer:**  
2027 N. MAGNOLIA LLC  
1137 West Webster  
CHICAGO, Illinois 60614

STATE OF ILLINOIS

STATE TAX

FEB.-3.05

REAL ESTATE TRANSFER TAX

0 10 15.00

# 0000002154

FP 103024

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

FEB. 3.05

REAL ESTATE TRANSFER TAX

00507.50

# 0000000122

FP 103022

REVENUE STAMP

CITY OF CHICAGO

CITY TAX

FEB.-3.05

REAL ESTATE TRANSFER TAX

07612.50

# 0000001333

FP 103023

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE