

UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**



Doc#: 0504539022
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/14/2005 09:08 AM Pg: 1 of 3

THE GRANTOR(S) Jennifer A. Koester, a never married woman, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to J.M. Sellers, of 1118 W. Armitage, #3F, Chicago, IL 60614 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:


See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: 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 2004 and subsequent years.

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): 14-31-205-025-1004
Address(es) of Real Estate: 2221 N. Lister, #2C, Chicago, IL 60614

Dated this 21st day of January, 20 05


Jennifer A. Koester

507628

1 of 3

UNOFFICIAL COPY

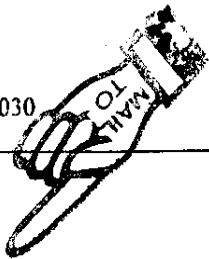
STATE OF ILLINOIS, COUNTY OF Lake SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jennifer A. Koester, a never married woman, 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 21st day of January, 20 05

Rebecca Nodeen (Notary Public)

Prepared by:
Judy DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, Illinois 60030



Mail To:
Thmoas Tartaglia
Attorney at Law
7824 W. Belmont Ave.
Chicago, IL 60634

Name and Address of Taxpayer:
James Sellers
~~118 W. Armitage #3E~~ 2221 N. Lister #2C
Chicago, IL 60614

CITY TAX
CITY OF CHICAGO
FEB. 11.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0191250
FP 102807

0000012944

STATE TAX
STATE OF ILLINOIS
FEB. 11.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0025500
FP 102804

0000024239

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. 11.05
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0012750
FP 102810

0000024222

UNOFFICIAL COPY

File No.: 507628

EXHIBIT A

Parcel 1:

Unit number 2C in Tannery Loft Condominium as delineated on a survey of the following described real estate:

Lots 18 through 20 in Block 5 in Fullerton's Addition to Chicago, in the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as exhibit "A" to the declaration of condominium recorded as document 99192692; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of garage limited common element for unit 2C, as delineated on the survey attached to the declaration of aforesaid recorded as document 99192692.

Parcel 3:

Easement for the ingress, egress and vehicular traffic for the benefit of parcel 1 as created in grant of easement recorded as document 99192691 and corrected by document 99490300.

PROPERTY OF COOK COUNTY CLERK'S OFFICE