



WARRANTY DEED

WARRANTY DEED

ILLINOIS STATUTORY

Doc#: 0512535312  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 05/05/2005 11:05 AM Pg: 1 of 3

MAIL TO:

Kent Elliott Novit  
Sidney Novit & Associates  
100 N. LaSalle St., Suite 1010  
Chicago, IL 60602

FIRST AMERICAN  
File # 1089113  
1184

NAME & ADDRESS OF TAXPAYER:

Jessica John & Daniel Fedor  
1335 W. Altgeld Ave. Unit 1B  
Chicago, IL 60614

RECORDER'S STAMP

THE GRANTOR(S), Andrew S. Hadland and Jennifer A. Hadland, as husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to Jessica John and Daniel Fedor, (GRANTEE(S)), of 400 W. Deming Place, Unit 3N in the City of Chicago, County of Cook, State of Illinois, ~~as joint tenants~~ *not as joint tenants* ~~as tenants in common~~, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 1 "B" IN PIANO FACTORY LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 121 FEET OF LOT 8 IN COUNTRY CLERKS DIVISION OF BLOCK 43 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 29, 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 #88478800, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

3


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PL3 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT #88478800.

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) General real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public utility easements which serve the premises; and (e) public roads and highways, if any.

TO HAVE AND TO HOLD said premises ~~X~~ as Tenants In Common, but ~~not as~~ TENANTS, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**CITY OF CHICAGO**  
 CITY TAX  
  
 MAY. -3.05  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000014734

REAL ESTATE TRANSFER TAX
03000.00
FP 102812

**STATE OF ILLINOIS**  
 STATE TAX  
  
 MAY. -3.05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000009130

REAL ESTATE TRANSFER TAX
00400.00
FP 103027

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 MAY. -3.05  
 REVENUE STAMP

# 0000009336

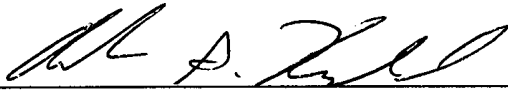
REAL ESTATE TRANSFER TAX
00200.00
FP 103028


# UNOFFICIAL COPY

## WARRANTY DEED

Permanent Index Number(s): 14-29-321-044-1002  
Property Address: 1335 W. Altgeld Ave., Unit 1B, Chicago, IL 60614

Dated this 29th day of April 2005.

  
 \_\_\_\_\_  
 Andrew S. Hadland

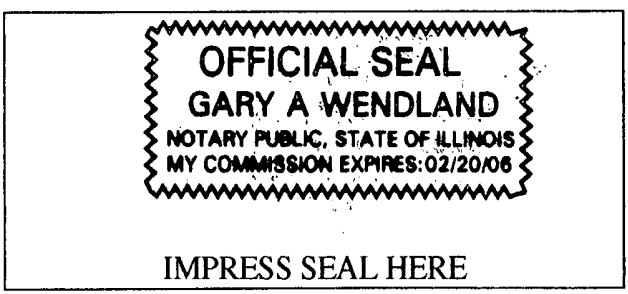
  
 \_\_\_\_\_  
 Jennifer A. Hadland

STATE OF ILLINOIS ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew S. Hadland and Jennifer A. Hadland, as husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal, this 29th day of April, 2005.

My commission expires 02/20/2006. Gary A. Wendland  
Notary Public



\_\_\_\_\_ COUNTY - ILLINOIS  
TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Gary A. Wendland  
Law Office of Gary A. Wendland  
1908 W. Newport Ave.  
Chicago, Illinois 60657-1026

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH \_\_\_\_\_ SECTION 4,  
REAL ESTATE TRANSFER ACT

DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature of Buyer, Seller or Representative

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