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Doc#: 0516626001
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 06/15/2005 09:20 AM Pg: 1 of 2

WARRANTY DEED

Synergy IL 0502876
Prepared By:
Gregory A. Braun, Esc.
217 North Jefferson
5th Floor
Chicago, Illinois 60661

Return to after recording:
Bernard Michna Esq.
Attorney At Law
400 Central Avenue, Ste. 210
Northfield, IL 60093

MICHAEL J. NICHOLAS AND JOANNA C. NICHOLAS, husband and wife, 728 Cummings Avenue, Kenilworth, IL 60043 ("Grantors") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby, CONVEY(S) and WARRANT(S) to **JENNIFER KOUTOURAS AND GEORGE KOUTOURAS**, husband and wife, 11530 Dona Teresa Drive, Studio City, CA 91604 ("Grantees") as tenancy by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 50 FEET OF THE WEST 70 FEET OF LOT 12 IN MANUS INDIAN HILL SUBDIVISION NO.3, BEING A SUBDIVISION OF THAT PART OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING OF THE EAST OF THE CENTER OF CHURCH ROAD ALSO KNOWN AS COUNTY OR RIDGE ROAD, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 05-28-107-006-0000
Address of Real Estate: 728 Cummings Avenue, Kenilworth, IL 60043

hereby releasing any claim which Grantors may have under the Homestead Exemption Laws of the State of Illinois.

Synergy Title Services, LLC.
730 West Randolph, Suite 300
Chicago, IL 60661
Phone (312) 334-9000 fax (312) 334-9009

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Grantors' warranties are subject to: general real estate taxes not due and payable at the time of the Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated: May 16, 2005

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUN. 10.05	01075.00
	# 1070021310	FP326660
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

[Signature]
 Michael J. Nicholas
[Signature]
 Joanna C. Nicholas

Name and Address of Taxpayer:
 Jennifer Koutouras and George Koutouras
 728 Cummings Avenue
 Kenilworth, IL 60043

STATE OF ILLINOIS)
) SS)
 COUNTY OF COOK)

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JUN. 10.05	00537.50
	# 0000162706	FP326670
	REVENUE STAMP	

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, Michael J. Nicholas and Joanna C. Nicholas, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered that said instrument, as their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and under this seal this 16th day of May, 2005

[Signature]
 Notary Public

Commission expires: <u>Teresa L. West</u> Notary Public of Illinois My Commission Expires 11/15/08
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