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**WARRANTY DEED
Statutory (Illinois)
JOINT TENANCY
(INDIVIDUAL TO
INDIVIDUAL)**

THE GRANTOR, PIUS
NEWELL, a married man (*),
presently of the Village of
Lombard, County of DuPage,
State of Illinois, for and in
consideration of Ten and no/100
(\$10.00) DOLLARS, and other



Doc#: 0517914035
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/28/2005 07:38 AM Pg: 1 of 3

good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

JEFFERY ~~JEFFREY~~ KROESCH and STEPHEN ~~S~~ LEMLEY
4412 N. Racine Avenue - #3N, Chicago, IL 60640

(P.W.)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1: UNIT NUMBER 2-S IN THE 3806-08 NORTH ASHLAND
CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED TRACT OF LAND:**

**LOTS 21 & 22 (EXCEPT THAT PART TAKEN FOR WIDENING OF
NORTH ASHLAND AVENUE) IN CHARLES J. FORD'S SUBDIVISION
OF BLOCK 18 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN
(EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE
SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS,**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION
OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0516727107
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF L.C.E. TO UNIT 2S
(PARKING SPACE), A LIMITED COMMON ELEMENT AS DELINEATED AND
DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.**

TO HAVE AND TO HOLD said premises not as tenants in Common, but in **JOINT
TENANCY** forever.

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 appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, aforesaid, and grantor reserves unto himself, his successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

569714 FEED

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CITY OF CHICAGO

CITY TAX



JUN. 24. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0001018291

REAL ESTATE
TRANSFER TAX

0329250

FP 102803

STATE OF ILLINOIS

STATE TAX



JUN. 24. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028437

REAL ESTATE
TRANSFER TAX

0043900

FP 102809

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 24. 05

REVENUE STAMP

0000028357

REAL ESTATE
TRANSFER TAX

0021950

FP 326707

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


(* THIS IS NOT HOMESTEAD AS TO THE SPOUSE OF PIUS NEWELL.

SUBJECT TO: (i) General real estate taxes not due and payable at the time of closing; (ii) building lines and building restrictions of record which are not violated; (iii) zoning and building laws and ordinances which are not violated and which do not materially adversely affect the subject premises as a condominium residence; (iv) public utility easements which do not underlie the improvements; (v) covenants and restrictions of record which are not violated, contain no right of reverter or re-entry and which do not adversely interfere with Purchaser's intended residential use of the subject premises; (vi) the above-mentioned Declaration of Condominium and (vii) acts done or suffered by or through Grantee.

Permanent Real Estate Index Number: **14-19-216-037-0000 (and)
14-19-216-038-0000 (underlying property)**

Address of Real Estate: **3806-08 North Ashland Avenue, Unit 2 S
Chicago, IL 60613**

Dated this 15th day of June, 2005.



Pius Newell (SEAL)


State of ILLINOIS)
) ss
County of DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PIUS NEWELL**, 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 he signed, sealed, and delivered the said instrument as his 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 15th day of June, 2005.

My commission expires 8-07-05.





(ANNE HAAS STENKO, Notary Public)

This instrument was prepared by: **GLENN R. HAAS, Attorney at Law
25 East Park Boulevard, P.O. Box 6327
Villa Park, IL 60181
Tel. # (630) 279-9311**

MAIL RECORDED DOCUMENT TO:
ROBERT H. BLOCK
ATTORNEY
710 N. DEARBORN #100
CHICAGO IL 60610

SEND SUBSEQUENT TAX BILLS TO:
STEPHEN LEMLEY
3806 N. ASHLAND # 2 S
CHICAGO IL 60613