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WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

"INDIVIDUAL"

The Grantor, **NANCY FLORIDIA**, married to Nicola Brunetti, of the City of Chicago, County of Cook, and State of Illinois, for the consideration of TEN (10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to:

JOHN FLORIDIA, married to Rosa Florida, of the City of Bridgeview, County of Cook, and State of Illinois, as an **INDIVIDUAL**

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

PARCEL 1:

Unit 302-E in the 15th Place Condominiums as delineated and defined on the plat of survey of the following described parcel of real estate:

Lot 17 in Block 2 of University Village, being a subdivision in the Northeast Quarter of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 2002 as Document No. 0021409249, in Cook County, Illinois, together with all easements appurtenant to the foregoing property pursuant to that certain Declaration of Driveway Easement dated May 16, 2003, and recorded May 19, 2003 as Document No. 0313927108.

Which survey is attached as Exhibit G to the Declaration of Condominium for the 15th Place Condominiums dated May 16, 2003 and recorded May 30, 2003 as document number 0315003032, as amended from time to time, together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of parking space B-22-E, as delineated and defined on the aforesaid plat of survey attached to the aforesaid Declaration recorded as document number 0315003032, as amended from time to time.

Subject to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) encroachments of the building onto adjoining property; (vii) covenants, conditions, restrictions, permits and agreements of record, including the



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Doc#: 0518640041
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/05/2005 02:05 PM Pg: 1 of 4

FIRST AMERICAN TITLE
ORDER NUMBER 10054
2054

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Condominium Declaration; (viii) public, private and utility easements, including the Declaration of Driveway Easement dated as of May 16, 2003, and recorded May 19, 2003 as Document No. 0313927108 ("Easement Declaration"); (ix) leases and licenses, if any, affecting the Common Elements (as defined in the Condominium Declaration); (x) Grantee's mortgage, if any; (xi) rights of the public, the City of Chicago and the State of Illinois in and to that part of the property taken and used for roads and highways, if any; (xii) the Condominium Property Act of the State of Illinois and the City of Chicago Municipal Code; (xiii) the Plat of Subdivision of University Village recorded December 18, 2002 as Document No. 0021409249; and (xiv) liens and other matters of title survey over which Grantee's title insurer is willing to insure without cost to Grantee;

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


PERMANENT INDEX NUMBERS (PIN):

17-20-231-004-0000

17-20-231-010-0000


17-20-231-011-0000

ADDRESS OF REAL ESTATE: 811 West 15th Place, Unit # 302-E, Chicago, IL 60608**Dated this 20th day of June, 2005.**

NANCY FLORIDIA


NICOLA BRUNETTI (for purposes of waiving homestead)

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CITY OF CHICAGO
 CITY TAX

 JUN. 27. 05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000015859

REAL ESTATE TRANSFER TAX
02625.00
FP 102812

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUN. 27. 05
 REVENUE STAMP

0000011805

REAL ESTATE TRANSFER TAX
00175.00
FP 103028

STATE OF ILLINOIS
 STATE TAX

 JUN. 27. 05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000011599

REAL ESTATE TRANSFER TAX
00350.00
FP 103027

Property of Cook County Clerk's Office

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State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **NANCY FLORIDIA and NICOLA BRUNETTI**, personally known to be the same persons whose names 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 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 20th day of June, 2005.

My Commission Expires:
08/14/05

Mark C. Egan
NOTARY PUBLIC



This instrument was prepared by: **MARK C. EGAN**, Attorney At Law, 3849 West 109th Street, Chicago, Illinois 60655.

MAIL TO:

Mark C. Egan
Attorney At Law
3849 W. 109th St.
Chicago, IL 60655

SEND SUBSEQUENT TAX BILLS TO:

JOHN FLORIDIA
5316 S. KILBOURN
CHICAGO, IL 60632