

UNOFFICIAL COPY

PREPARED BY:

GREG SULTAN
1601 SHERMAN AVENUE
SUITE 200
EVANSTON, ILLINOIS, 60201



Doc#: 0524916139 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/06/2005 11:16 AM Pg: 1 of 2

MAIL TAX BILL TO:

Mary Breen
2541 W. Balmoral Avenue
Unit # 3N
Chicago, Illinois 60625

MAIL RECORDED DEED TO:

Harry DeBruyn
15252 South Arden Ave
Orland Park IL 60462-4330

JOINT TENANCY WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Davin H. Bernardi and Kimberly A. Bernardi, husband and wife, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Mary E. Breen, married to Dennis Breen, and Timothy Breen, married, of 15050 S. 108th Avenue, Orland Park, IL 60467, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: Unit 3N in the Balmoral Court Condominiums as delineated on a Survey of the following described real estate: Lot 6 in Oliver L Sallinger and Company's Lincoln Avenue Subdivision, a Subdivision of part of the South 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached to the Declaration of Condominium recorded as Document 0020943503, together with an undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of Parking Space P-1 and Storage Space S-6, limited common elements as delineated on the Survey attached to the Declaration aforesaid recorded as Document 0020943503.

Permanent Index Number(s): 13-12-221-026-1003
Property Address: 2541 W. Balmoral Avenue, #3N, Chicago, IL 60625

Subject, however, to the general taxes for the year of 2004-2nd installment and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in **TENANCY IN COMMON** but in **JOINT TENANCY** forever.

Attorneys' Title Guaranty Fund, Inc.
33 N. Dearborn, Suite 650
Chicago, Illinois 60602-3104
(312) 372-1735

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Joint Tenancy Warranty Deed - *Continued*

Dated this 3rd Day of August 2005

Davin H. Bernardi
Davin H. Bernardi

Kimberly A. Bernardi
Kimberly A. Bernardi

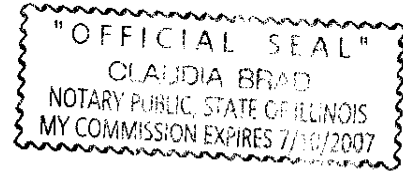
STATE OF IL)
COUNTY OF Cook) SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Davin H. Bernardi and Kimberly A. Bernardi, 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 he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 3rd Day of August 2005
Claudia Brad
Notary Public


My commission expires: _____


Exempt under the provisions of paragraph _____



STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
 AUG. 18.05	0023000
# 0000003805	FP326652
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
 AUG. 18.05	0011500
# 000019016	FP326665
REVENUE STAMP	

CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
 AUG. 18.05	0090000
# 000010727	FP326650
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
 AUG. 18.05	0082500
# 000010728	FP326650
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	