

WARRANTY DEED

UNOFFICIAL COPY



Doc#: 0527740064 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2005 11:53 AM Pg: 1 of 2

THIS AGREEMENT, made this August 29, 2005, by and between Michael Hettrich and Laura Hettrich, husband and wife, of the City of Chicago, State of Illinois, "GRANTOR," and Stephen Doty and Yvonne Nikas, ~~husband and wife~~, of the City of Chicago, State of Illinois, "GRANTEE," WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, ~~not as tenants in common, but as tenants by the entireties~~, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

AN UNMARRIED MAN

AN UNMARRIED WOMAN

TICOR TITLE INSURANCE

JOINT TENANTS SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, HEREBY RELEASING ALL RIGHTS OF HOMESTEAD with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused his/her name(s) to be signed to these presents on the day and year first above written.

MICHAEL HETTRICH

[Signature of Michael Hettrich]

LAURA HETTRICH

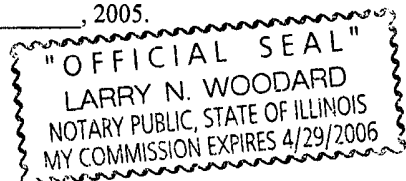
[Signature of Laura Hettrich]

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Michael Hettrich and Laura Hettrich is/are each personally known to me, and whose name(s) is/are subscribed to the foregoing instrument, each appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes set forth.

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

[Signature of Notary Public]
Notary Public



This instrument prepared by: Larry N. Woodard, Esq., 53 W. Jackson Blvd., Suite 1115, Chicago, IL 60604

After recording, return to: JUDITH E. FORS 4669 N MANOR CHICAGO IL 60625

Send Subsequent Tax Bills to: STEPHEN DOTY

BOX 15

YVONNE NIKAS
365 THROOP PKWY CHICAGO IL 60607

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EXHIBIT "A" LEGAL DESCRIPTION

THE SOUTH 20.00 FEET OF THE WEST 56.58 FEET OF THE EAST 134.08 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

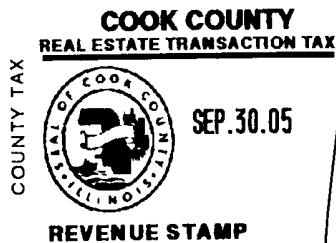
THAT PART OF LOTS 10 AND 11 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 158.50 FEET ALONG THE EAST LINE THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 231.28 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 158.97 FEET TO THE NORTH LINE OF LOT 10 AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS EAST 231.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS...

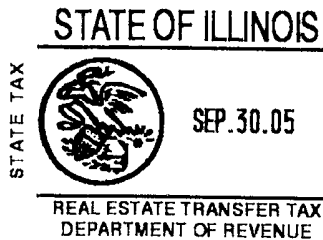
commonly known as: 36 S. Throop Pky., Chicago, IL 60607

Permanent Index No.: 17-17-104-020-0000

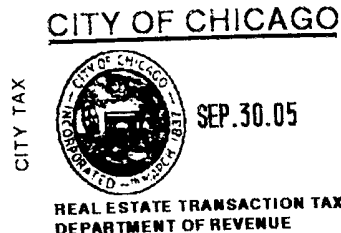
THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENT FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.



0000030224
REAL ESTATE TRANSFER TAX
00366.25
FP326707



0000030327
REAL ESTATE TRANSFER TAX
00732.50
FP 102809



000019874
REAL ESTATE TRANSFER TAX
05490.00
FP 102803