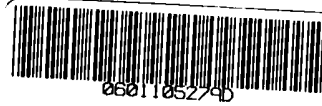


WARRANTY DEED

UNOFFICIAL COPY

#59888

The Grantor(s), 3731 N. St. Louis, LLC, of Chicago and , of , Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) TO Mary Ann Garcia, the following described real estate, to wit:



Doc#: 0601105279 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/11/2006 02:36 PM Pg: 1 of 2

HERITAGE TITLE COMPANY

Per the attached Exhibit "A" and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois.

* and Luis Garcia, husband & wife PERMANENT REAL ESTATE INDEX NUMBER: 13-25-219-009-0000

ADDRESS OF REAL ESTATE: 3733 N. St. Louis, 1F

Dated this 26 day of Jan, 2006.

3731 N. St. Louis, LLC by Carl Palladinetti

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that 3731 N. St. Louis, LLC and 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 acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 26 day of Jan, 2006.

My commission expires:



Maureen Ocampo NOTARY PUBLIC

This instrument was prepared by: Palladinetti & Associates, 4024 North Montrose, Chicago, Illinois, 60641

MAIL TO: Mary Ann Garcia 5146 S. Merrimac Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO: same

City of Chicago Dept. of Revenue 412166 01/10/2006 14:54 Batch 11871 57 Real Estate Transfer Stamp \$2,272.50



UNOFFICIAL COPY

Revised
Exhibit A

H-59888

UNIT 3733-1F IN THE 3731 N. ST. LOUIS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 31 AND 32 IN BLOCK 4 IN ROBERT POTTINGER COMPANY'S SUBDIVISION OF BLOCKS 4 AND 5 AND THE SOUTH 1/2 OF BLOCK 6 IN BICKERDIKE'S SECOND ADDITION TO IRVING PARK, A SUBDIVISION OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT 1.27 ACRES IN THE SOUTHEAST CORNER THEREOF) IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0531912073, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO USE THE STORAGE ROOM FOR UNIT 3733-1F, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE ABOVE-NOTED DECLARATION OF CONDOMINIUM.

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE ABOVE-NOTED DECLARATION OF CONDOMINIUM.

P.I.N. 13-23-219-009-0000 (UNDERLYING P.I.N.)

C/K/A 3733 N. ST. LOUIS AVENUE, UNIT 1F, CHICAGO, ILLINOIS 60618-4251

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

