

WARRANTY DEED

UNOFFICIAL COPY



Doc#: 0603941093 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/08/2006 02:39 PM Pg: 1 of 2

The Grantor(s), **Northside Keeler Building, 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 Rafael Querales**, the following described real estate, to wit:

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

*** an unmarried man*
PERMANENT REAL ESTATE INDEX
NUMBER: 13-34-426-037-0000 and 13-34-426-038-0000

ADDRESS OF REAL ESTATE: 1656 N. Keeler, Unit 1C, Chicago, IL 60639

Dated this 6th day of Feb, 2006.

Northside Keeler Building, LLC

** by Hector Rodriguez*
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 **Northside Keeler Building, 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 6th day of Feb, 2006.

My commission expires _____:



Maureen Campo
NOTARY PUBLIC

(2)

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

MAIL TO:
1656 N. Keeler #1C
Chicago, IL 60639

SEND SUBSEQUENT TAX BILLS TO:
SAME

City of Chicago
Dept. of Revenue
416729
02/07/2006 12:38 Batch 06277 70



Real Estate
Transfer Stamp
\$1,725.00

HERITAGE TITLE COMPANY

UNOFFICIAL COPY**Exhibit A**

59890M

UNIT 1C IN THE NORTHSIDE KEELER BUILDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 43 (EXCEPT THE SOUTH 5 FEET THEREOF) AND ALL OF LOT 44 IN BLOCK 29 IN GARFIELD, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET (THEREOF),

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532110117, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-34-426-037-0000 (UNDERLYING P.I.N.)

13-34-426-038-0000 (UNDERLYING P.I.N.)

C/K/A 1656 N. KEELER AVENUE, UNIT 1C, CHICAGO, ILLINOIS 60639-4863

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.

