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**WARRANTY DEED**  
**(Individual to Individual)**  
**(ILLINOIS)**  
**PAGE 1:**

**Doc#: 0603942129 Fee: \$26.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2006 10:56 AM Pg: 1 of 2

THE GRANTORS,  
Robert A. Hagele and  
Mary Jo Kuffner, husband and wife,  
of the City of Chicago,  
County of Cook,  
State of Illinois, for  
and in consideration of  
- TEN - DOLLARS, (\$10.00)  
in hand paid, CONVEY and WARRANT to GRANTEES

Esmeralda Jimenez  
1545 S. State St., Chicago, IL 60605

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for Legal Description) hereby releasing and giving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 17-21-210-139-1006; 17-21-210-139-1146  
Address (es) of Real Estate: 61 W. 15th Street, #206, Chicago, IL 60602

DATED January 17, 2006

Robert A. Hagele

Mary Jo Kuffner

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



HERE

Robert A. Hagele and Mary Jo Kuffner, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this Date January 17, 2006

NOTARY PUBLIC

This instrument prepared by: Andrew D. Werth & Associates  
2822 Central Street, Evanston, IL 60201

Box 334

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## Legal Description

of premises commonly known as 61 W. 15th Street, #206, Chicago, IL 60602


Property Index Number: 17-21-210-139-1006; 17-21-210-139-1146

### PARCEL 1:

UNIT NUMBERS 206 AND P-74 IN BURNHAM STATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
 THAT PART OF BLOCKS 32 AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 33 IN ASSESSOR'S SECOND DIVISION SAID SOUTHWEST CORNER DEEDED AS BEING 205.30 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; SAID WEST LINE OF BLOCK 33 BEARS NORTH 0 DEGREES 09 MINUTES 20 SECONDS WEST; THENCE NORTH 90 DEGREES EAST 14.74 FEET; THENCE NORTH 0 DEGREES EAST, 14.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 82.0 FEET; THENCE NORTH 0 DEGREES 3 MINUTES 21 SECONDS WEST 242.0 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS WEST, 82.0 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 21 SECONDS EAST, 242.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.  
 WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00159774, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BURNHAM STATION MASTER ASSOCIATION RECORDED AUGUST 25, 1909 AS DOCUMENT 99811483 AS AMENDED FROM TIME TO TIME.


|   |             |              |                             |
|---|-------------|--------------|-----------------------------|
| CITY OF CHICAGO   |             | # 0000008035 | REAL ESTATE<br>TRANSFER TAX |
| CITY TAX  | JAN. 31. 06 |              | 02647.50                    |
|  |             |              | FP 102805                   |
| REAL ESTATE TRANSACTION TAX<br>DEPARTMENT OF REVENUE                                |             |              |                             |


### MAIL TO:

Powers & Oseid, Ltd.  
 (Name)  
19 S. LaSalle Street, Ste.902  
 (Address)  
Chicago, IL 60603  
 (City, State and Zip)

### SEND SUBSEQUENT TAX BILLS TO:

Esmeralda Jimenez  
 (Name)  
61 W. 15th Street, #206  
 (Address)  
Chicago, IL 60605  
 (City, State and Zip)

|   |             |              |                             |
|---|-------------|--------------|-----------------------------|
| COOK COUNTY<br>REAL ESTATE TRANSACTION TAX  |             | # 0000092682 | REAL ESTATE<br>TRANSFER TAX |
| COUNTY TAX  | JAN. 31. 06 |              | 00176.50                    |
|  |             |              | FP 102802                   |
| REVENUE STAMP   |             |              |                             |

|  |             |              |                             |
|--|-------------|--------------|-----------------------------|
| STATE OF ILLINOIS  |             | # 0000092455 | REAL ESTATE<br>TRANSFER TAX |
| STATE TAX  | JAN. 31. 06 |              | 00353.00                    |
|  |             |              | FP 102808                   |
| REAL ESTATE TRANSFER TAX<br>DEPARTMENT OF REVENUE                                    |             |              |                             |