

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR,  
Michael M. Kleinman &  
Lynn Kleinman,  
Husband and Wife



Doc#: 0603933154 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2006 10:47 AM Pg: 1 of 3

of the City of Chicago, County of Cook,  
State of Illinois,

For and in consideration of the sum of  
TEN DOLLARS, and other good and  
valuable consideration in hand paid,

CONVEY and WARRANT to  
Heather O'Brien,  
an single woman,  
25 E. Superior  
Chicago, IL 60611

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 14-19-430-022-1007 + 14-19-430-022-1114  
EAV-45

Address(es) of Real Estate: 1645 W. School Street, Unit 207, Chicago, IL 60657

DATED this 30<sup>th</sup> day of Jan, 2006

 (SEAL)  
MICHAEL M. KLEINMAN

 (SEAL)  
LYNN KLEINMAN

SA 3503220 CTIC Warrant Exp  
JM

3  
2

Box 334

# UNOFFICIAL COPY

State of Illinois }  
                          |    SS  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **MICHAEL M. KLEINMAN & LYNN KLEINMAN**, 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 30<sup>th</sup> day of Jan 2006

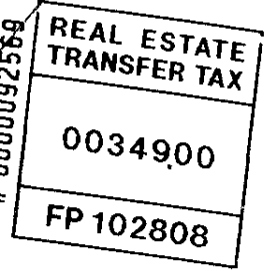
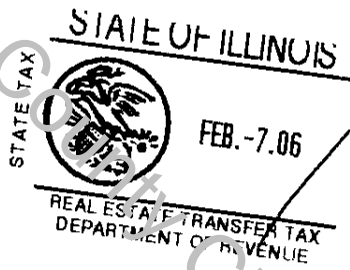
*Teresa A. Palmone*  
Notary Public



Commission expires: 1-13-2010

**This instrument prepared by:**

Leo G. Aubel  
Deutsch, Levy & Engel  
225 W. Washington St.  
Suite 1700  
Chicago, IL 60606



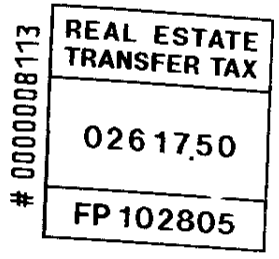
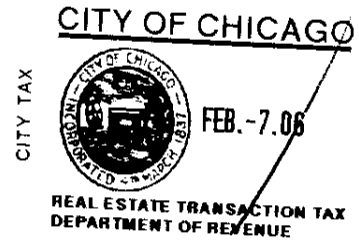
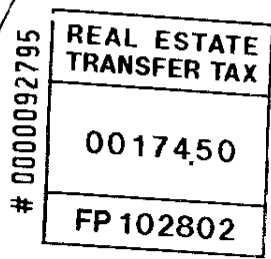
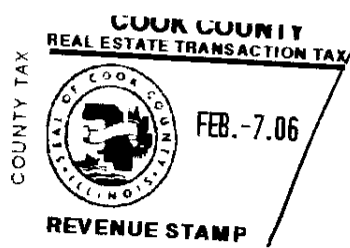
**Send subsequent tax bills to:**

Heather O'Brien  
1645 W. School Street, Unit 207  
Chicago, IL 60657

Mail to

*Chris Nudo*  
*1700 HIGGINS #650*  
*Des Plaines IL 60018*

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



# UNOFFICIAL COPY

STREET ADDRESS: 1645 W. SCHOOL STREET

UNIT #207

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-19-430-022-1007

14-19-430-022-1114

**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT 207 AND PARKING SPACE PU-45 IN THE 60657 LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3, 4, 5, 6, 29 AND 30 AND THE EAST 18 FEET OF LOT 28 (EXCEPT FROM SAID LOTS 29 AND 30 THOSE PARTS THEREOF LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF SAID LOT 3 PRODUCED SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 29, 11.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 29) IN BLOCK 8 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO; ALL THAT PART OF THE NORTH AND SOUTH VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 1, 2 AND 3 AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 30 AND LYING NORTHERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 3 PRODUCED SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF LOT 29, 11.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 29, ALL IN BLOCK 8 IN GROSS NORTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99283904; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE S-7, A LIMITED COMMON ELEMENT, AS DELINENATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 99283904.

PROPERTY OF Cook County Clerk's Office