

WARRANTY DEED

UNOFFICIAL COPY

#159897

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 Richard Nelson, the following described real estate, to wit:



Doc#: 0605240102 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/21/2006 11:42 AM Pg: 1 of 2

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

PERMANENT REAL ESTATE INDEX NUMBER: 13-34-426-037-0000 and 13-34-426-038-0000

ADDRESS OF REAL ESTATE: 1656 N. Keeler, Unit 2A, Chicago, IL 60639

Dated this 16th day of Feb, 2006

[Signature]

HERITAGE TITLE COMPANY

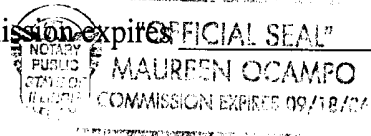
Northside Keeler Building, LLC*

* 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 16th day of Feb, 2006.

My commission expires:



[Signature] NOTARY PUBLIC

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

(2)

MAIL TO: Richard Nelson 17918 Vollbrecht Rd. South Holland, IL 60473

SEND SUBSEQUENT TAX BILLS TO: SAME

City of Chicago Real Estate Dept. of Revenue Transfer Stamp 419990 \$1,350.00 02/17/2006 12:12 Batch 02288 20



UNOFFICIAL COPY**Exhibit A**

H-59897

UNIT 2A 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 2A, 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.

