



Doc#: 0608344060 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/24/2006 11:56 AM Pg: 1 of 5

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR(S), Arthur McDonnell and Barbara McDonnell, joint tenants with right of survivorship, of the City of Kirkwood, County of West St. Louis, State of Missouri for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) a fifty percent interest (50%) to Arthur J. McDonnell, as Trustee of the Arthur J. McDonnell Revocable Living Trust Agreement dated June 29, 1991, 598 N. Taylor, Kirkwood, Missouri 63122 of the County of West St. Louis, and a fifty percent interest (50%) to Barbara M. McDonnell, as Trustee of the Barbara M. McDonnell Revocable Living Trust dated June 29, 1991, 598 N. Taylor, Kirkwood, Missouri 63122 of the County of West St. Louis, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 2128-302 IN THE EAST LINCOLN PARK VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE SOUTH ½ OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH ½ OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 2:

THE SOUTH 100 FEET OF LOT 13 IN THE SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 3:

THE NORTH ½ OF LOT 15 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH ½ OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

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WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0324732145 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-33-123-066-1024

Address of Real Estate: 2128 N. Hudson, Unit 302, Chicago, IL 60614

Grantors also hereby grants to Grantees, its successor and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

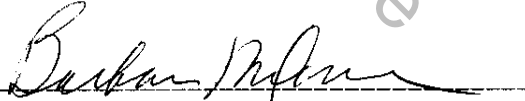
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein and (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessment for improvements not yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits, and agreements on record, including the Declaration; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (11) installments due after closing for assessments levied pursuant to the Declaration.

The Tenant of Unit 2128-302 has waived or has failed to exercise the right of First Refusal.

Dated this 15 day of March 2006.



 Arthur McDonnell



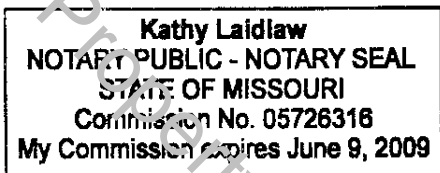
 Barbara McDonnell

UNOFFICIAL COPY

STATE OF MISSOURI, COUNTY OF WEST ST. LOUIS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Arthur McDonnell and Barbara McDonnell, personally known to me to be the same persons whose name 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 15th day of March 2006.



Kathy Laidlaw
 (Notary Public)

EXEMPT UNDER PROVISIONS OF
 PARAGRAPH E, SECTION 31 - 45, REAL
 ESTATE TRANSFER TAX LAW (35 ILCS
 200/31-45)

DATE: March 21, 2006

[Signature] Attorney
 Signature of Buyer, Seller or Representative

Prepared By and Mail To: Angelo J. Loumbas
 Eckhart Kolak LLC
 55 West Monroe Street, Suite 1925
 Chicago, Illinois 60603

Name & Address of Taxpayer:

Arthur J. McDonnell, as Trustee of the Arthur J. McDonnell Revocable Living Trust Agreement
 dated June 29, 1991
 598 N. Taylor
 Kirkwood, MO 63122

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STATEMENT BY GRANTOR AND GRANTEE

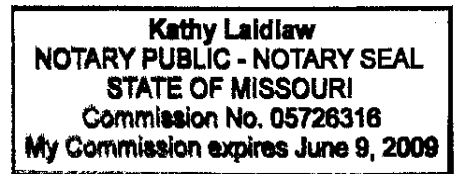
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 3/15/06

Signature: *Robert McDaniel*
Grantor or Agent

Subscribed and Sworn to Before
Me by the Said Grantor this
15th Day of March, 2006.

Notary Public: *Kathy Laidlaw*



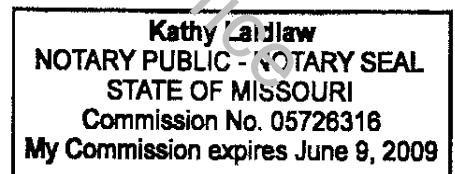
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 3/15/06

Signature: *Robert McDaniel*
Grantee or Agent

Subscribed and Sworn to Before
Me by the Said Grantor this
15th Day of March, 2006.

Notary Public: *Kathy Laidlaw*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of 35 ILCS 200/31-45]

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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Dated: 3/15/06

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and Sworn to Before
Me by the Said Grantor this
15th Day of March, 2006.

Notary Public: [Handwritten Signature]

Kathy Laidlaw
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
Commission No. 05726316
My Commission expires June 9, 2009

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 3/15/06

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and Sworn to Before
Me by the Said Grantee this
15th Day of March, 2006.

Notary Public: [Handwritten Signature]

Kathy Laidlaw
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
Commission No. 05726316
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