

UNOFFICIAL COPY



Doc#: 0608635241 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2006 11:39 AM Pg: 1 of 2

WARRANTY DEED

THE GRANTORS,
**MATTHEW NICKERSON and
ELIZABETH ATKINS n/k/a
ELIZABETH NICKERSON,**
Husband and Wife,

of the City of Chicago, County of Cook,
State of Illinois, for and in consideration of
Ten and no/100 (\$10.00) Dollars,
CONVEY and WARRANT to

An undivided one-half in Jeffrey B. Cappel, Trustee of the Jeffrey B. Cappel Revocable Trust dated March 2, 2001 as restated in its entirety on October 19, 2005 and
An undivided one-half in Katherine Taylor Cappel, Trustee of the Katherine Taylor Cappel Revocable Trust dated March 2, 2001 as restated in its entirety on October 19, 2005

the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:
SEE EXHIBIT "A" ATTACHED

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

SUBJECT TO: General taxes for 2005 (2nd Installment) and subsequent years
Permanent Real Estate Index Number: 17-03-110-011-1016
Address of Real Estate: 70 E. Scott Street, Unit 306, Chicago, Illinois 60610

DATED this 8th day of March 2006

DATED this 8th day of March 2006

Matthew Nickerson

Elizabeth Atkins n/k/a Elizabeth Nickerson

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 the above personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he or she signed, sealed and delivered the foregoing instrument as his 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 this 8th day of March 2006.

Tracy H. Krizman
Notary Public
MY COMM. ISSUED 8-29-2003

This instrument prepared by: Tracy H. Krizman, Williams & Krizman, 1901 West Division Street, Chicago, Illinois 60622

Mail to: Gregory P. Melnyk, Attorney at Law, 1111 South Boulevard, Oak Park, IL 60302

Send subsequent tax bills to: Jeffrey Cappel, 1002 Monroe, River Forest, IL 60305

03333622 NA North CTH

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EXHIBIT "A"

Legal Description for 70 E. Scott, #306, Chicago, IL 60610


UNIT NUMBER 306 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE ("PARCEL"):

LOTS 1 TO 5 INCLUSIVE IN PAULSEN'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 6 IN H.O. STONE SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 25, 1968 AND KNOWN AS TRUST NUMBER 38847, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 17, 1973 AS DOCUMENT 22480070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

STATE TAX

STATE OF ILLINOIS



MAR. 15. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020803

REAL ESTATE TRANSFER TAX
00375.00
FP 103032

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 15. 06


REVENUE STAMP

0000020803

REAL ESTATE TRANSFER TAX
00187.50
FP 103034

CITY TAX

CITY OF CHICAGO



MAR. 15. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007226

REAL ESTATE TRANSFER TAX
02813.00
FP 103033