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TICOR TITLE 583622

WARRANTY DEED Statutory (Illinois) (INDIVIDUAL TO INDIVIDUAL)

THE GRANTOR, <u>PIUS</u>
<u>NEWELL</u>, a married man (*),
presently of the Village <u>of</u>
<u>Lombard</u>, County of <u>DuPage</u>,
State of <u>Illinois</u>, for and in
consideration of Ten and no/100
(\$10.00) DC(J) ARS, and other
good and valvable considerations

Ø612902094D

Doc#: 0612902099 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/09/2006 08:58 AM Pg: 1 of 3

in hand paid, CONVEYS and WARRANTS to:

ADAM HIRSCHMAN, AN UNMUNYLED MYTY

presently of: 1305 W. Grand, Chicago, IL 60622

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

PARCEL 1: UNIT NUMBER 2 IN THE 1823 NORTH SHEFFIELD AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 44 IN THE SUBDIVISION OF BLOCK 4 IN BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXEMPLY "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0536345133, TOGETHER WITH ITS UNDIVIDED PERCENT/AGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF J.C.E. TO UNIT 2 (PARKING SPACE), A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM ALOPESAID.

TO HAVE AND TO HOLD said premises, forever.

Grantor also hereby grants to the grantees, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements appurenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, aforesaid, and grantor reserves unto himself, his 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.

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

(*) THIS IS NOT HOMESTEAD AS TO THE SPOUSE OF PIUS NEWELL.

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SUBJECT TO: (i) General real estate taxes not due and payable at the time of closing; (ii) building lines and building restrictions of record which are not violated; (iii) zoning and building laws and ordinances which are not violated and which do not materially adversely affect the subject premises as a condominium residence; (iv) public utility easements which do not underlie the improvements; (v) covenants and restrictions of record which are not violated, contain no right of reverter or re-entry and which do not adversely interfere with Purchaser's intended residential use of the subject premises; (vi) the above-mentioned Declaration of Condominium and (vii) acts done or suffered by or through Grantee.

and (vii) acts done or suffered by or through	Grantee.
Permanent Real Estate Index Number:	14-32-411-014-0000 (underlying property)
Address of Nerll Estate:	1823 North Sheffield Avenue, Unit 2 Chicago, IL 60614
Dated this 21st day of April, 2006.	Pius Newell (SEAL)
State of ILLINOIS) ss County of DU PAGE)	
HEREBY CERTIFY that <u>PIUS NEWELL</u> , subscribed to the foregoing instrument, appet that he signed, sealed, and delivered the said	known to me to be the same person whose name is eased before me this day in person, and acknowledged d instrument as his free and voluntary act, for the uses exclease and vaiver of the right of homestead.
Given under my hand and official seal, this My commission expires //30/20/0	21st day of April, 2006. "OFFICIAL SEAL" FUBLIC FUBLIC GLENN R HAAS STATE OF STATE
25 Eas Villa I	IN R. HAAS, Attorney at Law st Park Boulevard, P.O. Box 6327 Park, IL 60181
MAIL RECORDED DOCUMENT TO:	(630) 279-9311 SEND SUBSEQUENT TAX BILLS TO: Alm Wirschmen
1823 N. SLAL & 42	1823 N. Shephald #2
Chicojo FZ 60614	1823 N. Shephald #2 Chiers JC 60614

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000583622 OC

STREET ADDRESS: 1823 N. SHEFFIELD, UNIT 2

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 14-32-411-014-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 2 IN THE 1823 NORTH SHEFFIELD AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THF FOLLOWING DESCRIBED TRACT OF LAND:

LOT 44 IN THE SUPPLY ISION OF BLOCK 4 IN BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 12. TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXPIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0536345133; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 , A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.









