



WARRANTY DEED

Doc#: 0617342158 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2006 11:20 AM Pg: 1 of 3

ILLINOIS

23
STE 088212 (001) 2605069400

Above Space for Recorder's Use Only

A widow not since remarried.
THE GRANTOR, Helen M. Tripp, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Grantee, Karolina Klimczyk of 5852 West Higgins Avenue, #3A, Chicago, Illinois 60631 as Tenant in Common, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(See Page 2 for Legal Description)

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

SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments or improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes of the year 2005 and subsequent years.

Permanent Real Estate Index Number: 10-31-409-060-1023
Address of Real Estate: 6525 North Nashville Avenue, #308C, Chicago, Illinois 60631

Helen M. Tripp
The date of this deed of conveyance is June 16, 2006

[Signature] as her attorney in fact
Helen M. Tripp

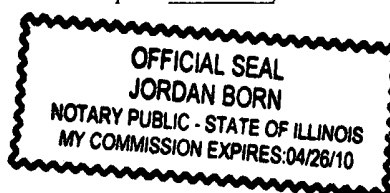
State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Helen M. Tripp, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)

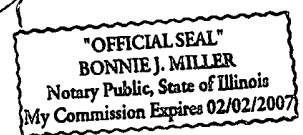
Given under my hand and official seal June 16, 2006



Notary Public

[Signature]

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BOX 333-CT1

UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY TAX



JUN. 20. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO

0000008931

REAL ESTATE TRANSFER TAX
01237.50
FP 103033

COUNTY TAX



JUN. 20. 06

REVENUE STAMP

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000025787

REAL ESTATE TRANSFER TAX
00082.50
FP 103034

STATE TAX



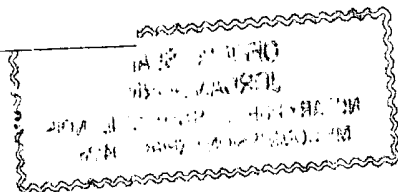
JUN. 20. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS

0000025685

REAL ESTATE TRANSFER TAX
00165.00
FP 103032



UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 6525 North Nashville Avenue, #308C, Chicago, Illinois 60631

UNIT NUMBER 8-C AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): ALL THAT PART OF LOT 6 IN BILLY CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND CO'S SUBDIVISION OF A PART OF THE SOUTHEAST FRACTIONAL QUARTER OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF LOT 1 AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE 50.0 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; CONTINUING THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1 EXTENDED SOUTH; THENCE NORTH IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES 28 MINUTES 18 SECONDS WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 56 DEGREES 52 MINUTES 50 SECONDS EAST IN SAID PARALLEL LINE 142.90 FEET TO THE POINT OF THE BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 1971 AND KNOWN AS TRUST 58765, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22211098 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) ALL IN COOK COUNTY, ILLINOIS

This instrument was prepared by:

David W. Silver
Mason, Silver, Wenk & Mishkin, LLC
1033 Skokie Boulevard, Suite 250
Northbrook, Illinois 60062

Send subsequent tax bills to:

Karolina Klimczyk
6525 North Nashville Ave., #308C
Chicago, Illinois 60631

Recorder-mail recorded document to:

George Krasnik, Esq.
5710 North Northwest Highway
Chicago, Illinois 60646