



Doc#: 0618142076 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/30/2006 09:08 AM Pg: 1 of 3

WARRANTY DEED

of

GRANTORS, Valerie Cosmao and John Russell, Husband and Wife, of the City of Chicago and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to

Douglas Abbey
A single man
1775 Altgeld Street
Chicago, IL 60614

the following described real estate located in the City of Chicago, County of Cook and State of Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

together with the tenements and appurtenances thereunto belonging, 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; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general taxes for the year 2005 (second installment) and subsequent years; acts done or suffered by the Grantee.

PERMANENT REAL ESTATE INDEX NUMBER: 14-20-414-019-1032
ADDRESS OF PROPERTY: 3335 N. Racine, #A, Chicago, IL 60657

This Instrument is signed and sealed this 31st day of MAY, 2006.

Valerie Cosmao

John Russell

LND

ST5088377

CTI BRACKIN

Box 334

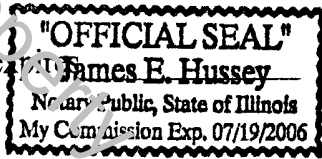
UNOFFICIAL COPY

State of Illinois)
)
 County of Cook)

I, the undersigned, a Notary Public in the county and state aforesaid, DO HEREBY CERTIFY that **Valerie Cosmao** and **John Russell**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 31st day of MAY, 2006.

My Commission expires



[Signature]

 NOTARY PUBLIC

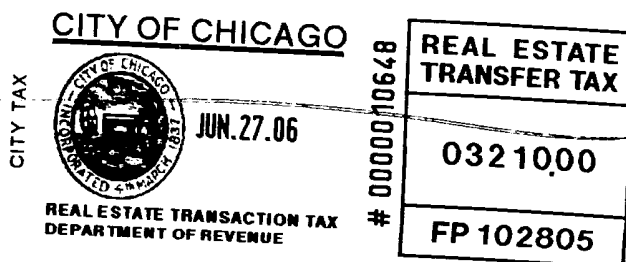
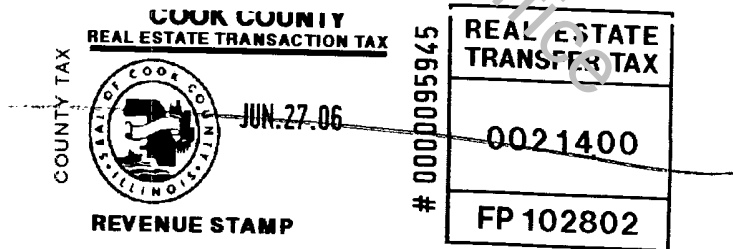
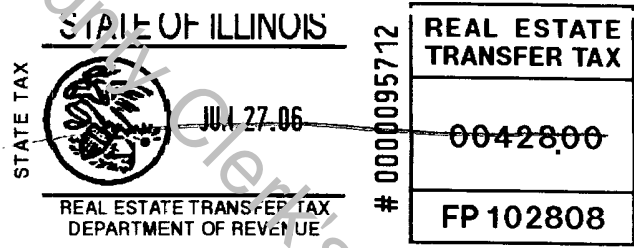
This instrument was prepared by James E. Hussey, 230 W. Monroe - #250, Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Douglas Abbey
 3335 N. Racine, #A
 Chicago, IL 60657

MAIL RECORDED INSTRUMENT TO:

John M. Russo, Esq.
 425 Creekside Drive
 Palatine, IL 60074



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STREET ADDRESS: 3335 N. RACINE AVENUE UNIT A
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-20-414-019-1032

LEGAL DESCRIPTION:

UNIT NUMBER 3335 'A' IN HAWTHORNE COURT TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 TO 24, BOTH INCLUSIVE, AND LOT 42 (EXCEPT THE SOUTH 16 FEET THEREOF PREVIOUSLY DEDICATED FOR PUBLIC ALLEY) AND LOTS 43 TO 48, BOTH INCLUSIVE, ALSO THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 1 TO 6, INCLUSIVE, AFORESAID AND THE NORTH 9 FEET OF LOT 7 AFORESAID AND WEST AND ADJOINING THE NORTH 9 FEET OF LOT 42 AFORESAID AND ALL OF LOTS 43 TO 48 AFORESAID BOTH INCLUSIVE, ALL IN BLOCK 1 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87333507 AND AMENDED BY DOCUMENT 88097268, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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