

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

JOINT TENANCY

THE GRANTOR, PIUS NEWELL, a married man (*), presently of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to:



Doc#: 0621440081 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/02/2006 11:12 AM Pg: 1 of 3

TRACY ROMANO AND KENNETH KRUPA,

formerly of 3813 North Wayne, Chicago, IL 60613, and 2044 W. Roscoe, Chicago, IL 60618,

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

PARCEL 1: UNIT NUMBER 3-N IN THE 3806-08 NORTH ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

^{And} LOTS 21 & 22 (EXCEPT THAT PART TAKEN FOR WIDENING OF NORTH ASHLAND AVENUE) IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 18 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0516727107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF L.C.E. TO UNIT 3-N (PARKING SPACE), A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

TO HAVE AND TO HOLD said premises, not as Tenants in Common, but in **JOINT TENANCY**, forever hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 appurtenant 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.

TICOR TITLE 588990

BOX 15

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STATE TAX

STATE OF ILLINOIS



JUL 27.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000035200

REAL ESTATE TRANSFER TAX
0050900
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.27.06


REVENUE STAMP

0000035087

REAL ESTATE TRANSFER TAX
0025450
FP326707

CITY TAX

CITY OF CHICAGO



JUL.27.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000865

REAL ESTATE TRANSFER TAX
0381750
FP 102803

Property of Cook County Clerk's Office

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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.

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

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.

Permanent Real Estate Index Number: **14-19-216-037-0000 (and)
14-19-216-038-0000 (underlying property)**

Address of Real Estate: **3806-08 North Ashland Avenue, Unit 3-N
Chicago, IL 60613**

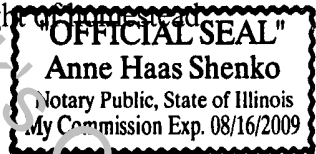
Dated this 11th day of July, 2006.

Pius Newell (SEAL)
Pius Newell

State of ILLINOIS)
) ss
County of KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PIUS NEWELL**, 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 he signed, sealed, and delivered the said 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 seal, this 11th day of July, 2006.



My commission expires 7-16-09. *Anne Haas Shenko*
_____, Notary Public)

This instrument was prepared by: **GLENN R. HAAS, Attorney at Law
25 East Park Boulevard, P.O. Box 6327
Villa Park, IL 60181
Tel. # (630) 279-9311**

MAIL RECORDED DOCUMENT TO:
Michael B. Jawgiel, P.C.
5487 N. Milwaukee
Chicago IL 60630

SEND SUBSEQUENT TAX BILLS TO:

