

UNOFFICIAL COPY

WARRANTY DEED

(ILLINOIS)
PAGE 1:



Doc#: 0623343014 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/21/2006 06:55 AM Pg: 1 of 2

THE GRANTOR, Adam C. Nelson,
married to Shirley Nelson, of the City of
Chicago, County of Cook,
State of Illinois, for and in
consideration of - TEN - DOLLARS,
(\$10.00) in hand paid, CONVEYS and

WARRANTS to Maximilian Heitner
and Kristine Heitner, husband and wife,
of 434 W. Wellington, Chicago, IL 60657, not as Tenants in Common, and not as Joint Tenants, but as
Tenants by the Entirety, 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. TO HAVE AND TO HOLD said premises, not as Tenants in Common, and not as Joint
Tenants, but as Tenants by the Entirety, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and
restrictions of record, building lines and easements, if any, so long as they do not interfere with the current
uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of
Condominium and all amendments; public and utility easements including any easements established by or
implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements;
limitations and conditions imposed by the Condominium Property Act; installments due after the date of
Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-19-432-049-1005
Address (es) of Real Estate 1916 W. Belmont, #3E, Chicago, IL 60657

DATED August 9, 2006

Adam C. Nelson

Shirley Nelson, for purposes of
waiving homestead rights

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 Adam C. Nelson and Shirley Nelson, personally known to me to be the same persons whose names are
subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they
signed, sealed and delivered the said instrument as their 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 seal, this Date August 9, 2006

NOTARY PUBLIC

This instrument prepared by: Andrew D. Werth & Associates
2822 Central Street, Evanston, IL 60201
847-866-0124



BOX 334 CTI

Handwritten notes: 14, 19, MA, 8351338, AF-8351338

Handwritten note: 2c

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Legal Description

of premises commonly known as 1916 W. Belmont, #3E, Chicago, IL 60657

Property Index Number: 14-19-432-049-1005

UNIT 3E IN CALTRA VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 41 AND 42 IN BLOCK 2 IN SUBDIVISION OF BLOCK 49 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, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SURVEY WHICH IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97640004 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-3E AND STORAGE SPACE S-3E, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE DECLARATION AND SURVEY AFORESAID.

STATE OF ILLINOIS



AUG. 16. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028766

REAL ESTATE
TRANSFER TAX

0041200

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 16. 06

REVENUE STAMP

0000028876

REAL ESTATE
TRANSFER TAX

0020600

FP 103034

MAIL TO:

Marc E. Sherwood

(Name)

309 W. Washington St., Ste. 500

(Address)

Chicago, IL 60606

(Address, City, State and Zip)

218 N. JEFFERSON #401
CHICAGO, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Maximilian Heitner and Kristine Heitner

(Name)

1916 W. Belmont, #3E

(Address)

Chicago, IL 60657

(City, State and Zip)

AFFIDAVIT OF TITLE

CITY OF CHICAGO

CITY TAX



AUG. 16. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010035

REAL ESTATE
TRANSFER TAX

0309000

FP 103033