

UNOFFICIAL COPY



WARRANTY DEED

ANDREW B. SIMMONS, a single man,
of the City of Chicago, County of Cook,
State of Illinois for and in consideration of

Doc#: 0629631073 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/23/2006 02:19 PM Pg: 1 of 3

Ten and 00/100 (\$10.00)----- DOLLARS
and other good and valuable consideration _____ in hand paid,
CONVEYS and **WARRANTS** to ANDREW B. SIMMONS, a single man,
and MITCHELL LOWENTHAL GRASSINI, a single man,

as Joint Tenants with Rights of Survivorship,
and not as Tenants in Common
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, IN BUENA VISTA TOWNHOUSE CONDOMINIUM, IN THE SOUTHEAST QUARTER OF
SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 89173244, IN
COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility
easements; roads and highways; party wall rights and agreements; existing leases and
tenancies; special taxes or assessments; for improvements not yet completed; unconfirmed
special taxes or assessments; general taxes for the year 2005 and subsequent years.

Commonly known as: 4324B North Dayton Street, Chicago IL 60613
P.I.N.: 14-17-407-059-1002

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

PLEASE Andrew B. Simmons DATED this 10th day of September, 2006.
PRINT OR Andrew B. Simmons (SEAL)
TYPE NAME(S)
BELOW ANDREW B SIMMONS (SEAL)

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 Andrew B. Simmons
_ 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 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 10th day of September, 2006.

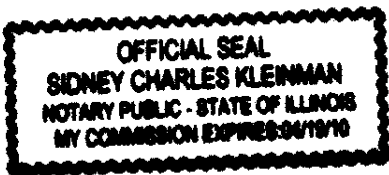
Commission expires April 4, 2010

Sidney Charles Kleinman
NOTARY PUBLIC

This Instrument was prepared by:

Sidney C. Kleinman
14 N. Peoria Street - 5H
Chicago, Illinois 60607

Mail to: Sidney C. Kleinman
14 N. Peoria Street - 5H
Chicago, Illinois 60607



Send Subsequent Tax Bills to:
Andrew B. Simmons
4324B North Dayton Street
Chicago IL 60613

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LEGAL DESCRIPTION

UNIT B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN BUENA VISTA TOWNHOUSE CONDOMINIUM, IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 89173244, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
 sub par. 6 and Cook County Ord. 05-0-27 per. 4
 Date 10/23/2006 Sign. Sidney C. [Signature]

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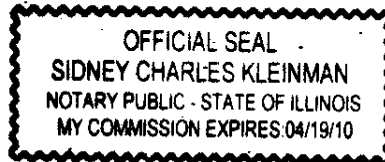
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 10, 2006

Signature: Andrew B. Simmons
Grantor or Agent

Subscribed and sworn to before me
by the said Andrew B. Simmons
this 10th day of September, 2006
Notary Public Sidney Charles Kleinman

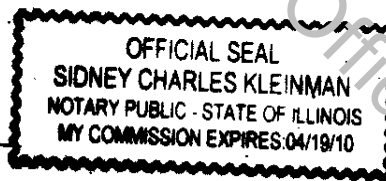


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated September 10, 2006

Signature: Andrew B. Simmons
Grantee or Agent

Subscribed and sworn to before me
by the said Andrew B. Simmons
this 10th day of September, 2006
Notary Public Sidney Charles Kleinman



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)