Doc#: 0717635143 Fee: $46.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 06/25/2007 09:51 AM Pg: 1 of 2

WARRANTY DEED

SUSAN M. RUTSEN, a single woman, 1200 N. Vigo Street, Gary, Indiana 46403 ("Grantor"), in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to **ANGELO ARTEMAKIS** and **NICOLE CANTELLO,** husband and wife, not as Tenants in Common, nor as Joint Tenants but as Tenants by the Entirety, 1450 N. Maplewood, Chicago, Illinois 60622 ("Grantees"), the following described real estate in Cook County, Illinois:

LOT 41 IN BLOCK 9 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2030 W. Moffat, Chicago, Illinois 60647

Permanent Index Number: 14-31-315-031-0000

TO HAVE AND TO HOLD the property in fee simple, for the uses and purposes set forth herein, Grantor hereby release any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

GRANTOR'S WARRANTIES 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 use and enjoyment of the Real Estate.
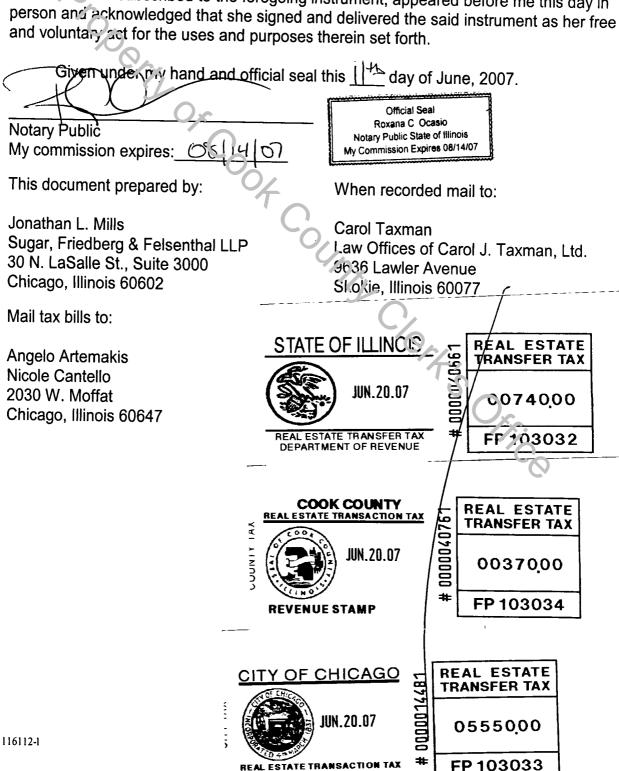
Dated this 8th day of June, 2007.

Susan M. Rutsen
Susan M. Rutsen

BOX 334 CTT

115681-1

STATE OF ILLINOIS)
) SS
COUNTY OF COOK   )

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Susan M. Rutsen 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 and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of June, 2007.

_____
Notary Public
My commission expires: 08/14/07

> Official Seal
> Roxana C Ocasio
> Notary Public State of Illinois
> My Commission Expires 08/14/07

This document prepared by:

Jonathan L. Mills
Sugar, Friedberg & Felsenthal LLP
30 N. LaSalle St., Suite 3000
Chicago, Illinois 60602

When recorded mail to:

Carol Taxman
Law Offices of Carol J. Taxman, Ltd.
9636 Lawler Avenue
Skokie, Illinois 60077

Mail tax bills to:

Angelo Artemakis
Nicole Cantello
2030 W. Moffat
Chicago, Illinois 60647

STATE OF ILLINOIS
JUN.20.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

| REAL ESTATE TRANSFER TAX |
| 0074000 |
| # FP 103032 |

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN.20.07
REVENUE STAMP

| REAL ESTATE TRANSFER TAX |
| 0037000 |
| # FP 103034 |

CITY OF CHICAGO
JUN.20.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

| REAL ESTATE TRANSFER TAX |
| 0555000 |
| # FP 103033 |

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