

# UNOFFICIAL COPY

## WARRANTY DEED

MAIL TO:

Mark D. Hellman  
Law Offices of Mark D. Hellman  
105 W. Madison St., Suite 901  
Chicago, IL 60602



Doc#: 0723533117 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/23/2007 01:50 PM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

Andrew Balster and Jennifer Balster  
3519 North Pine Grove, Unit #3N  
Chicago, Illinois, 60657

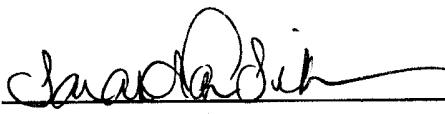
**THE GRANTOR Sarah A. Vansickle, a single person, of 3519 North Pine Grove, Unit #3N, Chicago, Illinois, 60657, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Andrew Balster and Jennifer Balster, husband and wife, not as joint tenants nor as tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:**

**UNIT 3519N-3, IN THE BROMPTON-PINE GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN PLOTKE AND GROSBY'S RESUBDIVISION OF THE WESTERLY 278.0 FEET OF BLOCK 2 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24992946, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years; the Buyer's mortgage or trust deed and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Permanent Real Estate Index Number: 14-21-112-011-1013  
Property Address: 3519 North Pine Grove, Unit #3N, Chicago, Illinois, 60657

Dated this 10<sup>th</sup> day of August, 2007

 (Seal)  
Sarah A. Vansickle

BOX 334 CT

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NWC 6642 93 207 W. h c t t r

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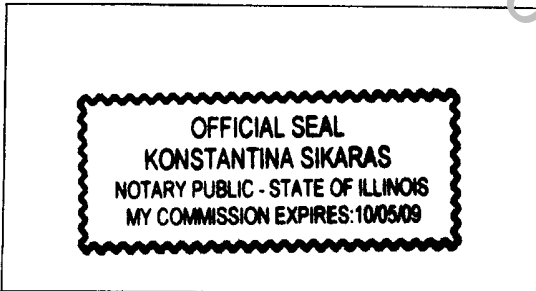
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sarah A. Vansickle, a single person, 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, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

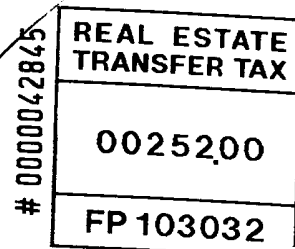
Given under my hand and notarial seal, this 10 day of August, 2007

*Konstantina Sikaras*  
NOTARY PUBLIC

My commission expires: 10-05-09



COUNTY-ILLINOIS TRANSFER STAMP



NAME and ADDRESS OF PREPARER:  
Richard A. Magnone  
8501 W. Higgins  
Suite 440  
Chicago, Illinois 60631

