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WARRANTY DEED

Statutory - Illinois Individual to Individual Doc#: 0728249054 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 10/09/2007 03:39 PM Pg: 1 of 3



WARRANTY DEED

THE GRANTOR, GENE P. WELSH and JOANNE M. WELSH, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to LONNIE J. NASATIR and RISA L. NASATIR, husband and wife, not as tenants in common, not as joint tenants, but as tenants by the entirety, the following described real estate situated in Cook County, Illinois; to wit:

See Rider, attached hereto and made a partir reof.

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, forever.

SUBJECT ONLY TO THE FOLLOWING: covenants, conditions, and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Avenue B Townhome Homeowners' Association and all amendments thereto; public and utility easements including any easements established by or implied from said Declaration; general real estate taxes for the year 2006 and subsequent years; installments of regular assessments due after this date established pursuant to said Declaration.

P.I.N.:

14-30-203-040-0000

Address of real estate:

1723 F West Belmont Avenue

Chicago, Illinois 60657

Dated this 28th day of September, 2007.

GENE P. WELSH

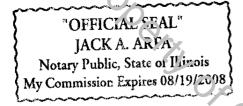
JOANNE M. WELSH

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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, DO HEREBY CERTIFY that GENE P. WELSH and JOANNE M. WELSH, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, 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 28th day of September, 2007.



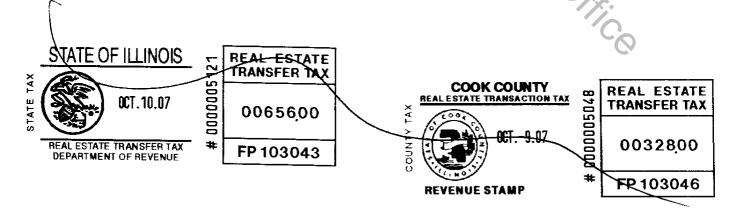
NOTARY PUBLIC

This instrument was prepared by Jack 4. Arfa, 77 West Washington Street, Suite 613, Chicago, Illinois 60602.

Send subsequent tax bills to Lonnie J. Nasatir and Risa L. Nasatir, 1723 F West Belmont Avenue, Chicago, Illinois 60657.

Mail to Dean J. Lurie, 221 North LaSalle Street, 32nd Floor, Chicago, Illinois 60601.

Dept. of Revenue Transfer Stamp
532176
10/05/2007 13:42 Batch 05341 7



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RIDER

PARCEL 1: THAT PART OF LOTS 12 AND 13 IN EUGENE F. PRUSSING'S ADDITION TO LAKE VIEW, A SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AFORESAID LOT 12; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, 24.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, ALSO BEING THE SOUTHTAST CORNER OF SAID LOT 13; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 5.90 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 41 SECONDS EAST, 5.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.63 FEET 10 THE EAST LINE OF LOT 13, ALSO BEING THE WEST LINE OF SAID LOT 12; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 24.00 FEET TO THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG SAID EAST LINE 64.64 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NO. 99667121.