

UNOFFICIAL COPY



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

1/3 JPC

670 9888

FREEDOM TITLE CORP.

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:

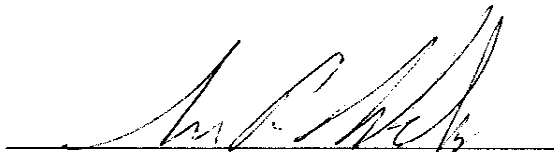
See Rider, attached hereto and made a part hereof.

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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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 SOUTHEAST 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, 64.64 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.63 FEET TO 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.

Cook County Clerk's Office