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0813341060

Doc#: 0813341060 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/12/2008 12:21 PM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

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DRAFT
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F

THE GRANTOR, Maeve Kanaley Nahser, a single woman never married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Brendan D. Keating and Christa C. Battaglia, husband and wife, of the City of Chicago, County of Cook, not as joint tenants or 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:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements, general taxes for the year 2007 and subsequent years

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 as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

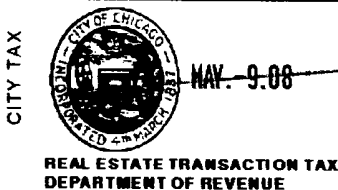
Permanent Real Estate Index Number(s): 14-08-301-043-1001
Address(es) of Real Estate: 1432 West Winona Street #1, Chicago, Illinois 60640

Dated this 7th day of May, 2008

x *Maeve Kanaley Nahser*
Maeve Kanaley Nahser

Box 400-CTCC

CITY OF CHICAGO



REAL ESTATE TRANSFER TAX
0301400
FP 103023

0000000215

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J

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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 Maeve Kanaley Nahser, a single woman never married, 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 said 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 official seal, this 7th day of May, 2008.



Steven M. Zuckerman

(Notary Public)

Prepared By: Steven M. Zuckerman
111 East Wacker Drive, Suite 2620
Chicago, Illinois 60601

Mail To:
~~Steven M. Zuckerman~~ *Robert J. Boszto*
~~111 East Wacker Drive, Suite 2620~~ *1701 E. Woodfield Rd., #1150*
~~Chicago, Illinois 60601~~ *Seheunberg, IL 60173*

Name & Address of Taxpayer:
Brendan D. Keating and Christa C. Battaglia
1432 West Winona Street #1
Chicago, Illinois 60640

STATE OF ILLINOIS	
STATE TAX	MAY - 9.08
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000009611	REAL ESTATE TRANSFER TAX
	0028700
	FP 103024

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	MAY - 9.08
REVENUE STAMP	
# 0000007678	REAL ESTATE TRANSFER TAX
	0014350
	FP 103022

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EXHIBIT 'A'

Legal Description

UNIT NUMBER "1-W" IN THE WINONA WALK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 36 (EXCEPT THE NORTH 8 FEET THEREOF, DEDICATED FOR AN ALLEY) IN BROWN'S 2ND ADDITION TO ARGYLE, BEING A SUBDIVISION OF THE NORTH 6.62 CHAINS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF CLARK STREET, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR WINONA WALK CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25284422, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office