

# UNOFFICIAL COPY

## WARRANTY DEED

~~TENANCY BY THE ENTIRETY~~

Statutory (Illinois)  
(Individual to Individual)

**JOINT TENANCY**



0920831111D

Doc#: 0920831111 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2009 02:57 PM Pg: 1 of 3

MM-21778 Above Space for Recorder's Use Only

THE GRANTOR(S) Chad M. Kersman and Christen L. Kersman fka Christen L. Kyle Husband and wife of the village/city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to ANTHONY M. NIELSEN AND ERIN T. NIELSEN

FOWLES

4446 N. BEACON STREET #2

(Names and Address of Grantees)

CHICAGO, ILLINOIS 60640

~~as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:~~

**LEGAL DESCRIPTION ATTACHED 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 ~~as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY~~ forever. **\*\* NOT AS TENANTS IN COMMON BUT**

SUBJECT TO: General taxes for 2008 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 14-17-122-015-1014 Vol 0478

Address(es) of Real Estate: 4446 North Beacon Street, Unit 2, Chicago, IL 60640

Dated this 3RD day of MARCH, 2009

X

(SEAL)

Chad M. Kersman

X

(SEAL)

Christen L. Kersman fka Christen L. Kyle

(SEAL)

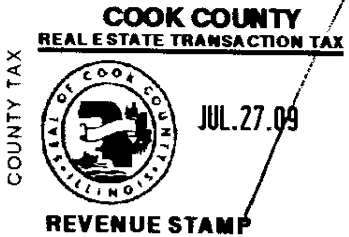
(SEAL)

✓ State of Illinois, County of \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for said County,

in the state aforesaid, DO HEREBY CERTIFY that Chad M. Kersman and Christen L. Kersman fka Christen L. Kyle Husband and wife personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

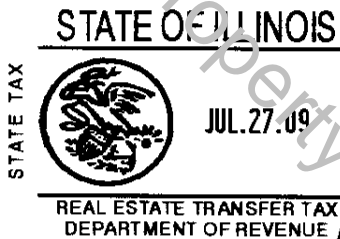
IMPRESS SEAL HERE

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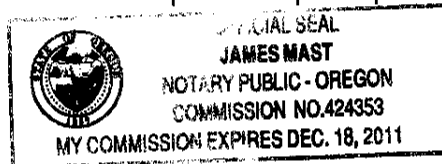


REAL ESTATE TRANSFER TAX
00125.50
FP 103042

**Warranty Deed**  
TENANCY BY THE ENTIRETY  
INDIVIDUAL TO INDIVIDUAL



REAL ESTATE TRANSFER TAX
00251.00
FP 103037



Given under my hand and official seal, this 3 day of March, 2009

Commission expires 12/18/2011  
NOTARY PUBLIC

This instrument was prepared by: **JOHN F. MORREALE, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137**

MAIL TO:

~~Chad Kersman~~  
(Name)  
~~PO Box 22452~~  
(Address)  
~~Portland, OR 97208~~  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

~~Chad Kersman~~  
(Name)  
~~PO Box 22452~~  
(Address)  
~~Portland, OR 97208~~  
(City, State and Zip)

ANTHONY M. NIELSEN  
ERIN T. FOWLES  
4446 N. BEACON ST. UNIT 2  
CHICAGO, IL 60640

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
584736 \$2,635.50  
07/27/2008 13:33 Batch 07221 123



# UNOFFICIAL COPY

UNIT 4446-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE NORTH BEACON CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527327087, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 1N COOK COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING IF ANY:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND AMENDMENTS; PUBLIC AND UTILITY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM AND AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

Property of Cook County Clerk's Office