

UNOFFICIAL COPY

WARRANTY DEED

#59891  
The Grantor(s), **Northside Keeler Building, LLC**, of Chicago and , of , Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, **CONVEY(S) AND WARRANT(S) TO Bella Torres**, the following described real estate, to wit:

Per the attached Exhibit "A" and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois.

*\*\* a single woman*

PERMANENT REAL ESTATE INDEX

NUMBER: ~~13-34-426-037-0000~~ and ~~13-34-426-038-0000~~

ADDRESS OF REAL ESTATE: 1656 N. Keeler, Unit 1A, Chicago, IL 60639

Dated this 26 day of January, 2006.

Northside Keeler Building, LLC

*\* by Hector Rodriguez*

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Northside Keeler Building, LLC** and 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 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 26 day of January, 2006

My commission expires



Maureen Ocampo  
NOTARY PUBLIC

This instrument was prepared by:

Palladinetti & Associates, 4024 North Montrose, Chicago, Illinois, 60641

MAIL TO:

Bella Torres  
11056 N. Keeler Ave #1A  
Chicago, IL 60639

SEND SUBSEQUENT TAX BILLS TO:

SAME

PATC Claim IL-1475  
Legal Dept. PTB

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

414746

\$1,725.00

01/27/2006 14:25 Batch 02277 22

This Warranty Deed is being re-recorded to correct a scrivener's error in the legal description. \*See Exhibit "A"

HERITAGE TITLE COMPANY

Doc#: 0603005277 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/30/2006 02:23 PM Pg: 1 of 2



Doc#: 0927816003 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2009 08:37 AM Pg: 1 of 4

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*\*See attached Exhibit "A" for correct legal description \**

*Revised*  
Exhibit A

H-59891

UNIT 1A IN THE NORTHSIDE KEELER BUILDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 43 (EXCEPT THE SOUTH 5 FEET THEREOF) AND ALL OF LOT 44 IN BLOCK 29 IN GARFIELD, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF),

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532110117, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE ABOVE-NOTED DECLARATION OF CONDOMINIUM.

P.I.N. 13-34-426-037-0000 (UNDERLYING P.I.N.)  
13-34-426-038-0000 (UNDERLYING P.I.N.)


C/K/A 1656 N. KEELER AVENUE, UNIT 1A, CHICAGO, ILLINOIS 60639-4863

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

STATE TAX  
STATE OF ILLINOIS  
  
JAN. 27. 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000031173  
REAL ESTATE TRANSFER TAX  
0023000  
FP326660

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
JAN. 27. 06  
REVENUE STAMP

# 0000182090  
REAL ESTATE TRANSFER TAX  
0011500  
FP326670

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Property of Cook County Clerk's Office

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY

0603005277

SEP 25 09

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## EXHIBIT A

### LEGAL DESCRIPTION:

Unit 1A in the Northside Keeler Building Condominium, as delineated on a survey of the following described real estate:

Lot 44 (except the South 5 feet thereof) in Block 29 in Garfield, being a subdivision of the Southeast  $\frac{1}{4}$  of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, (except the West 307 feet of the North 631.75 feet and the West 333 feet of the South 1295 feet thereof),

Which survey is attached to the Declaration of Condominium recorded as Document Number 0532110117, and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

The exclusive right to use Parking Space P-3, a limited common element as delineated on the above-noted Declaration of Condominium.

Commonly Known As: 1656 N. Keeler Avenue, Unit 1A  
Chicago, Illinois 60639

Parcel Identification Number: 13-34-426-039-1001