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Doc#: 0931716031 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/13/2009 01:16 PM Pg: 1 of 3

PREPARED BY:

Lisa C. Williams
Handler Thayer, LLP
191 N. Wacker Dr., 23rd Floor
Chicago, Illinois 60606

MAIL TAX BILL TO:

Jacob R. Nickell & Shondi M. Nickell
807 Timber Lane,
Boulder, CO 80304

MAIL RECORDED DEED TO:

Lisa C. Williams
Handler Thayer, LLP
191 N. Wacker Dr., 23rd Floor
Chicago, Illinois 60606

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Jacob R. Nickell and Shondi M. Nickell, husband and wife, of the City of Boulder, State of Colorado, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to 1530 S State Street, LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 1025 AND 337 IN THE DEARBORN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010326428 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 20, 2001 AND RECORDED APRIL 20, 2001 AS DOCUMENT 0010326427

Property Address: 1530 S. STATE STREET, #1025, CHICAGO, ILLINOIS 60605
PIN#: 17-21-210-143-1200; 17-21-210-143-1601


Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessment; general real estate taxes for the year 2008 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 3 Day of NOV 2009



JACOB R. NICKELL



SHONDI M. NICKELL

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STATE OF Colorado)
 COUNTY OF Boulder) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jacob R. Nickell and Shondi M. Nickell, 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.

Given under my hand and notarial seal, this 3 Day of November 20 09

Maureen R. Macmackin
 Notary Public
 My commission expires: 3-30-2013

Exempt under the provisions of paragraph E

MAUREEN R. MACMACKIN
 NOTARY PUBLIC
 STATE OF COLORADO

My Commission Expires Mar 30, 2013

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

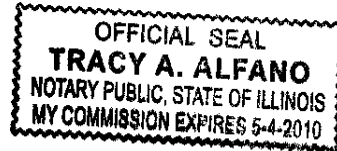
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 11/3/09, 2009.

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 30 day of November, 2009

Notary Public [Handwritten Signature]



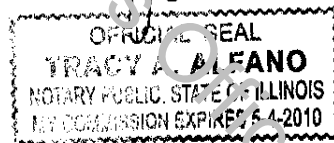
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 11/3/09, 2009.

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 30 day of November, 2009

Notary Public [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)