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WARRANTY DEED
Individual to Individual

Doc#: 1013711036 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2010 12:00 PM Pg: 1 of 3

*WEST AMERICAN
2006484
1/2*

(above space for Recorder's use only)

a single woman

THE GRANTOR, Tina Lynn Higgins of the City of Chicago, County of Cook, State of Illinois, in consideration of the sum of Ten and no/100ths (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to GRANTEE:

*TODD KAISER AND NOZOMI AMEMIYA,
HUSBAND AND WIFE*

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

Subject to general real estate taxes for 2009 and subsequent years; covenants, easements and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property; the Declaration of Condominium, and the Illinois Condominium Property Act.

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.

Permanent Index Number: 14-07-323-034-1015

Property Address: 4812 North Hoyne, #3, Chicago, IL 60625

Dated: *APRIL 23, 2010*

Tina Lynn Higgins

Tina Lynn Higgins

STATE OF Ohio, COUNTY OF Hamilton. I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that Tina Lynn Higgins, 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 homestead.

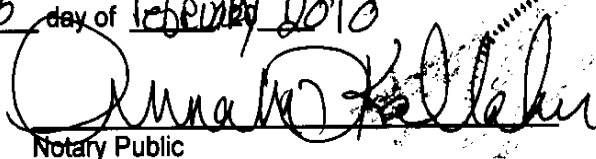
Impress
Seal
Here

3

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Given under my hand and official seal, this 5 day of February 2010



Commission expires **ANNA D. KALLAHER**
Notary Public, State of Ohio
My Commission Expires 08-28-2014



Notary Public

This instrument prepared by: Joseph A. Riccelli, Esq., 127 W. Willow, Wheaton, IL 60187

Mail to: James Zozalis
4315 N. Lincoln
Chicago IL
60618

Send subsequent tax bills to:
Todd Kaiser
4812 N. Hayne # 3
Chicago IL 60625

REAL ESTATE TRANSFER		05/10/2010
	COOK	\$150.00
	ILLINOIS	\$300.00
	TOTAL:	\$450.00
14-07-323-034-1015 20100401600412 GYWJNW		

REAL ESTATE TRANSFER		05/10/2010
	CHICAGO:	\$2,250.00
	CTA:	\$900.00
	TOTAL:	\$3,150.00
14-07-323-034-1015 20100401600412 3K6Q4U		

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit Number 4812-3 in the 4812-30 Hoyne Condominium Declaration, as depicted on the plat of survey of the following described real estate: The South 316 feet of Lot 1 (except the South 125 feet thereof) in the subdivision of Lot 3 in John Marbach and others subdivision of the Southeast Quarter of the Southwest Quarter of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian; and also the North 183 feet of the South 316 feet of Lot 2 in the subdivision of Lot 3 in John Marbach and others subdivision of the Southeast Quarter of the Southwest Quarter of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian all in Cook County, Illinois. Which plat of survey is attached as Appendix "B" to the Declaration of Condominium Ownership recorded June 21, 2006, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0617234091, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of G-7, Limited Common Element ("LCE"), as delineated on the plat of survey and the rights and easements for the benefit of Unit Numbers 4812-3 as are set forth in the declaration; the grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said declaration for the remaining land described therein.

Permanent Index #'s: 14-07-323-034-1015 Vol. 0476

Property Address: 4812 North Hoyne, Unit 3, Chicago, Illinois 60625