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Doc#: 1023726129 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/25/2010 01:37 PM Pg: 1 of 3

WARRANTY DEED

WHEN RECORDED MAIL TO:

Mr. Matthew X. Kelley Kelley, Kelley & Kelley 1535 V. Schaumburg Road Suite 204 Schaumburg, Illinois 60194

VW7166660-1

SEND TAX BILUS TO:

M. Serafin Martir.ez 4448 N. Beacon Street, Unit 1 Chicago, Illinois 60640

Above Space for Recorder's Use Only

OFFICIAL SEAL IAMES E CANLL Solary Public State of librors My Commussion Egores Aug 2, 2014

The GRANTORS, Philip Ninan and Sophy Kaduvathil Ninan, husband and wife, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is receby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, Serafin Martinez, single, of 3900 N. Pine Grove Avenue, Unit 204, Chicago, Illinois 60613, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Lyhibit -A-

Property Address:

4448 N. Beacon Street, Unit 1, Chicago, Illinois 60640

Permanent Index Number: 14-17-122-015-1016

14-17-122-015-1023

Subject only to: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and bylaws, if any; and general regirestate taxes not yet due and payable at the time of Closing.

IN WITNESS WHEREOF, the GRANTORS, Philip Ninan and Sophy Kaduvathil Ninan, have caused their names to be signed to this instrument, dated this 16th of August, 2010 and hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

STATE OF ILLINOIS)

Kadurathil Ninan

80X 333-CT Page 1 of 2

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COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Philip Ninan and Sophy Kaduvathil Ninan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12th

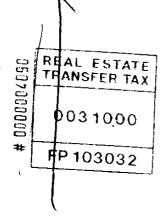
_ day of August, 2010.

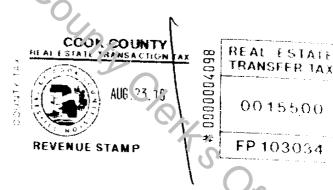
OFFIGURE OF AL
JAMES R CHALL
Notary Public - State of an old
My Commission Expires And 4 2014

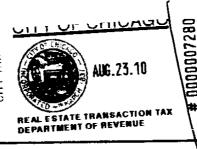
Notary Public

My commission expires: Ang & 2014









03255.00 FP 103033

THIS INSTRUMENT WAS PREPARED BY:

Peter J. Latz & Associates LLC 104 N. Oak Park Avenue, Suite 200 Oak Park, Illinois 60301

1023726129D Page: 3 of 3

STREET ADDRESS: 448 N. BEACON, STREET CIAL COPY

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 14-17-122-015-1016

LEGAL DESCRIPTION:

UNITS 4448-1 AND P-1 IN NORTH BEACON CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 2005 AS DOCUMENT 0527327087, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of County Clerk's Office

CLEGALD