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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



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WARRANTY DEED

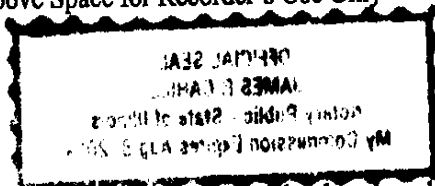
WHEN RECORDED MAIL TO:

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

SEND TAX BILLS TO:

Mf. Serafin Martinez
4448 N. Beacon Street, Unit 1
Chicago, Illinois 60640

Above Space for Recorder's Use Only



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 hereby 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 Exhibit -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 real estate 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.

Philip Ninan
Philip Ninan
STATE OF ILLINOIS)

Sophy Kaduvathil Ninan
Sophy Kaduvathil Ninan

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P
S
SC
INT

BOX 333-CT

NW 7/60660-W

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STREET ADDRESS: 448 N. BEACON STREET UNIT 1

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 Cook County Clerk's Office