

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 1105435078 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/23/2011 02:51 PM Pg: 1 of 2

THIS INDENTURE WITNESSETH, that the grantors, **William J. Phelan and Phyllis M. Phelan, husband and wife, as Joint Tenants**, of 16240 S. Farmingdale, Plainfield, County of Will, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

CONVEY AND WARRANT TO **Luis M. Nido II, single, never been married** of 944 W. Grace, Unit J101, Chicago, IL, the following described real estate situated in Cook County, Illinois, with a legal description as follows:

UNIT 944-C102 AND PARKING UNIT 53 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

BOX 15


PARCEL 1: LOTS 11, 12 AND 13 IN S.H. KERFOOT'S SUBDIVISION OF THE NORTHWEST ¼ OF BLOCK 7 IN LAFLIN, SMITH AND DYER'S SUBDIVISION ON THE NORTHEAST ¼ (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE



PARCEL 2: THE WEST ¼ OF THE SOUTHWEST ¼ OF BLOCK 7 AND ALSO THE WEST 100 FEET OF THE EAST THREE QUARTERS OF THE SAID WEST ¼ OF SAID BLOCK 7 (WHICH SAID WEST 100 FEET ARE OTHERWISE KNOWN AS LOT 3 IN STOCK'S SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTHWEST ¼ OF SAID BLOCK 7); ALL IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST ¼ (EXCEPT 1.28 ACRES IN THE NORTHWEST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREETS FROM BOTH PARTS OF THE FOREGOING DESCRIPTION, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 28, 1998 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT #98338746 TOGETHER WITH THE APPLICABLE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SHOWN ON EXHIBIT B TO THE AFORESAID DECLARATION OF CONDOMINIUM OWNERSHIP.

PIN #: 14-20-212-021-1010
PROPERTY ADDRESS: 944 W. GRACE, CHICAGO, IL 60613

PIN: 14-20-212-021-1133
PROPERTY ADDRESS: 944 W. GRACE, UNIT C102, CHICAGO, IL 60613

| REAL ESTATE TRANSFER | | 02/11/2011 |
|---|----------|------------|
|  | CHICAGO: | \$1,417.50 |
| | CTA: | \$567.00 |
| | TOTAL: | \$1,984.50 |

14-20-212-021-1010 | 20110201600243 | RZBNZ

| REAL ESTATE TRANSFER | | 02/11/2011 |
|--|-----------|------------|
|  | COOK | \$94.50 |
|  | ILLINOIS: | \$189.00 |
| | TOTAL: | \$283.50 |

14-20-212-021-1010 | 20110201600243 | 2KM645

FIDELITY NATIONAL TITLE 12013103

1062

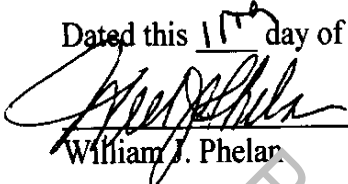
SP3 SCY INT

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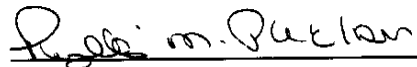
Subject to (1) general real estate taxes not due and payable at the time of closing, and (2) covenants, conditions, and restrictions of record.

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.

Dated this 11 day of February, 2011.



William J. Phelan

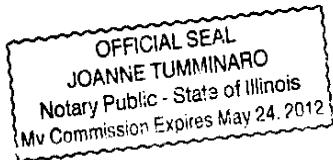


Phyllis M. Phelan

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, declare that the Grantors, **William J. Phelan and Phyllis M. Phelan, husband and wife**, 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 Warranty Deed as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 11 day of February, 2011.





Notary Public

PREPARED BY:
Brian C. Cichon, Esq.
McNamara Phelan McSteen, LLC
3601 McDonough Street
Joliet, IL 60431

RETURN TO:
T. Casey Hunt, Esq.
Hunt Kaiser Aranda & Subach, Ltd
1035 S. York Road
Bensenville, IL 60106

MAIL TAX BILL TO:
Luis M. Nido II
944 W. Grace, Unit C102
Chicago, IL 60613