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Chicago Title Insurance Company

Doc#: 1106041038 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 03/01/2011 10:34 AM Pg: 1 of 3

WARRANTY DEED

WHEN RECORDED MAIL TO:

NA Pomanek See

Romande & Romande Attached

Chicago, Isline = 60602

SEND TAX BILLS TO:

Mr. Anthony Avarca
Ms. Diana L. Perez
4450 N. Beacon Street, Unit 3
Chicago, Illinois 60640

Above Space for Recorder's Use Only

The GRANTOR, Heather D. Beil, single, 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 CONVEYS and WARRANTS unto the GRANTEES, Anthony Avarca, single, 3943 W. 85th Place, Chicago, Illinois 60652, and Diana L. Perez, single, of 3943 W. 85th Place, Chicago, Illinois 60652, no. 25 Tenants in Common, but as JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

Property Address:

4450 N. Beacon Street, Unit 3, Chicago, Timois 60640

Permanent Index Number: 14-17-122-015-1022

Subject only to: Covenants, conditions, and restrictions of record; public and utility casements; 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.

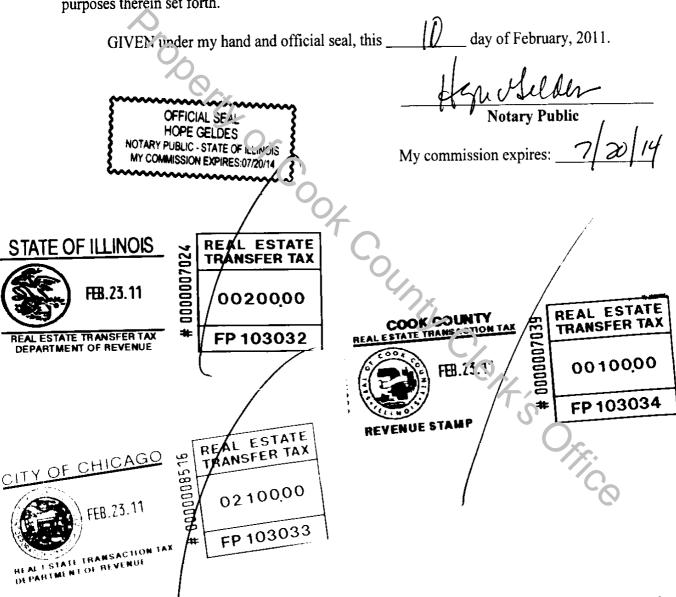
Heather D. Bell

BOX 334 CTI

UNOFFICIAL COPY

STATE OF ILLINOIS) SS COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Heather D. Bell**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.



THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes

Peter J. Latz & Associates LLC

104 N. Oak Park Avenue

Suite 200

Oak Park, Illinois 60301

Mail To After Recording
Mail To After Recording
How Authory Avarca

43, Chicago, Il 60640

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Exhibit -A-

Property Address:

4450 N. Beacon Street, Unit 3, Chicago, Illinois 60640

Property Index Number:

14-17-122-015-1022

Legally described as follows:

UNIT 4450-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE NORTH BEACON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527327087, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, 24ST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.