



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



Chicago Title Insurance Company

WARRANTY DEED

WHEN RECORDED MAIL TO:

~~Mr. Scott H. Romanek~~ See
~~Romanek & Romanek~~ Attached
~~17 N. La Salle Street, Suite 425~~
~~Chicago, Illinois 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. Bell**, 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, not as 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, Illinois 60640

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

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 GRANTOR, **Heather D. Bell**, has caused her name to be signed to this instrument, dated this 10 of February, 2011 and hereby expressly waives and releases 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 homesteads from sale on execution or otherwise.

Heather D. Bell

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BOX 334 CTI

1 of 2

Sup

FM

NW710163D

UNOFFICIAL COPY

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 4450-3 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, EAST 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.