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Fidelity - 52010242
WARRANTY DEED

Doc#: 1314012077 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2013 11:11 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH,
that the Grantor, Mark Nicolas, married
to Anne Nicolas, of the City of Chicago,
County of Cook and State of Illinois,
for and in consideration of the sum of
Ten Dollars and other good and valuable
considerations, the receipt of which is
hereby acknowledged, CONVEYS and
WARRANTS to Russ C. Henrichsen, of Chicago, Illinois, all interest in the following described
Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 1122 W. Catalpa Avenue, Unit 405, Chicago, Illinois 60640 & P-324
P.I.N.: 14-08-200-042-1003 & 14-08-200-042-1289

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of
the Homestead Exemption Laws of the State of Illinois.



Subject only to the following: general real estate taxes not due and payable at the time of
closing, covenants, conditions and restrictions of record, building lines and easements, if any, so
long as they do not interfere with the current use and enjoyment of the Real Estate.


Dated this 25th day of March, 2013

X _____
MARK NICOLAS

ANNE NICOLAS, waiving for the
Purpose of waiving homestead rights
102
gathnicolar
gathnicolar

This Instrument was Prepared by:
Kathleen O'Keefe-Rivera
Attorney at Law
1604 Arlington Street
Bolingbrook, IL 60490

REAL ESTATE TRANSFER	04/03/2013
 	COOK \$76.50
	ILLINOIS: \$153.00
	TOTAL: \$229.50
14-08-200-042-1003 20130301606296 J85HC6	

REAL ESTATE TRANSFER	04/03/2013
	CHICAGO: \$1,147.50
	CTA: \$459.00
	TOTAL: \$1,606.50
14-08-200-042-1003 20130301606296 2HZD3J	

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BOX 15

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STATE OF ILLINOIS
COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
CERTIFY THAT, Mark Nicolas, personally
known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that they signed, sealed and delivered
the said instrument as their free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of March



Laura Ann Reihsmann (Notary Public)

Mail to:

Send Subsequent bills to:

Russ C. Henrichsen
1122 W. Catalpa Ave., Unit 403
Chicago, IL 60640

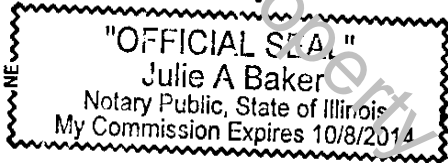
Property of Cook County Clerk's Office

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STATE OF ILLINOIS
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
CERTIFY THAT, Anne Nicolas, personally
known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that they signed, sealed and delivered
the said instrument as their free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of 3/27, 2013



Julie A Baker (Notary Public)

Mail to:

Send Subsequent bills to:

Russ C. Henrichsen
1122 W. Catalpa Ave., Unit 403
Chicago, IL 60640

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

6767 N. MILWAUKEE AVE, SUITE 208, NILES, ILLINOIS 60714

PHONE: (847) 588-0300

FAX: (847) 588-1744

ORDER NUMBER: 2011 052010242 UOC
STREET ADDRESS: 1122 W CATALPA AV UNIT 405

CITY: CHICAGO
TAX NUMBER: 14-08-200-042-1003

COUNTY: COOK

LEGAL DESCRIPTION:

UNIT 405 AND P-324 IN CATALPA GARDENS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION; THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF; AND THE VACATED ALLEY LYING BETWEEN SAID LOTS 13 AND 14 IN BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AND THAT PART OF LOT 13 IN CONRAD BRISTLE SUBDIVISION OF LOT 17 OF BLOCK 3 IN JOHN LEWIS COCHRAN'S SUBDIVISION AFORESAID LYING SOUTH OF THE NORTH 46 FEET THEREOF, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 30, 2007, AS DOCUMENT 0721103098, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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