

File # 240171

RECORD AND MAIL TO:

Paul Hull Mac Hill Law Group
233 South La Salle Wacker #9700
Chicago, IL 60606



Doc#: 1320535132 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2013 10:07 AM Pg: 1 of 3

Send tax Bills to:

Jon Beadell
5522 South Kimbark
Unit 3
Chicago, Illinois 60637

WARRANTY DEED

THE GRANTOR, Richard E. Nahigian, a married individual as his sole and separate property, of Los Angeles, California, for and in consideration of Ten and No/100 Dollars (\$10.00), in hand paid, CONVEY and WARRANT to Jon S. Beadell and Alana V. Beadell, husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, of Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Common address: 5522 South Kimbark, Unit 3, Chicago, IL 60637
PIN: 20-14-200-034-1003

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not due and payable at the time of closing.

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.

GRANTOR: DATED this 24 day of June, 2013.

Richard E. Nahigian
Richard E. Nahigian

The Real Estate is not homestead property of the Grantor.

REAL ESTATE TRANSFER	07/09/2013
CHICAGO:	\$1,560.00
CTA:	\$624.00
TOTAL:	\$2,184.00

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REAL ESTATE TRANSFER	07/09/2013
COOK	\$104.00
ILLINOIS:	\$208.00
TOTAL:	\$312.00

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STATE OF California)
) SS.
COUNTY OF Los Angeles)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard E. Nahigian, personally known to me to be the same person(s) whose name(s) is/~~are~~ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/~~she~~/~~they~~ signed, sealed and delivered the said instrument as his/~~her~~/~~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 24 day of June, 2013.

Brenda Irene Martinez
Notary Public

Commission expires: July 24, 2014



This instrument was prepared by:

Paul G. Hull, Jr.
The Hull Law Group LLC
232 South Wacker Drive, Suite 9700
Chicago, Illinois 60606

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EXHIBIT A

REAL ESTATE

Parcel 1:

Unit No. 3 as delineated on the survey of the following described real estate (hereinafter referred to as parcel):

The North 28 feet of the South 45 feet and 2 1/2 inches of Lot 5 in Block 61 in Hopkins Addition to Hyde Park, a subdivision of the West 1/2 of the Northeast 1/4 of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the declaration of condominium made by Chicago Title and Trust Company, a corporation of Illinois, as trustee under trust agreement dated October 19, 1972 and known as trust number 60729 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document number 22231187 and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of Parking Space GS-1, as a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

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