

10-3

# UNOFFICIAL COPY



## WARRANTY DEED ILLINOIS

Doc#: 1324754043 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/04/2013 02:59 PM Pg: 1 of 2

### THE GRANTORS:

Sharon H. Finkelstein  
n/k/a Sharon H. Nelson  
And Timothy C. Nelson  
Husband and Wife  
1038 W. Armitage, Unit B

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

**A.**  
**Heather Lerner and Steven D Lerner**  
345 N. LaSalle Street, #4307  
Chicago, Illinois 60654

As Tenants by the Entirety, not as Tenants in Common nor as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT 1038-B IN KENSINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 19 TO 29 IN BLOCK 4 IN MORGAN'S SUBDIVISION OF THE EAST HALF OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25484942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Index Number: 14-32-223-035-1014

Address of Real Estate: 1038 W. Armitage, Unit B, Chicago, Illinois 60614  
*Are*

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Dated this 2<sup>nd</sup> day of July, 2013

*Sharon H Finkelstein*  
*NKA Sharon H Nelson*

Sharon H. Finkelstein n/k/a  
Sharon H. Nelson

*[Signature]*  
Timothy C. Nelson

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK        )

REAL ESTATE TRANSFER		07/18/2013
	COOK	\$267.50
	ILLINOIS:	\$535.00
<b>TOTAL:</b>		<b>\$802.50</b>
14-32-223-035-1014   20130701600756   C7H2W5		

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sharon H. Finkelstein n/k/a Sharon H. Nelson and Timothy C. Nelson, husband and wife personally known to me to be the same person whose names 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.

GIVEN under my hand and official seal, this 2<sup>nd</sup> day of July, 2013

*Elizabeth E Roman*  
Notary Public

5/17/14  
Commission Expires

This instrument was prepared by: Ami J. Oseid.  
Attorney at Law  
3703 W Irving Park Road  
Chicago, Illinois 60618




MAIL TO:

Kent Novit  
Attorney at Law  
100 N. LaSalle Street, Ste 1700  
Chicago, Illinois 60602

MAIL SUBSEQUENT TAX BILLS TO:

Steve Lerner  
1038 W. Armitage, Unit B  
Chicago, IL 60614

REAL ESTATE TRANSFER		07/18/2013
	CHICAGO:	\$4,012.50
	CTA:	\$1,605.00
<b>TOTAL:</b>		<b>\$5,617.50</b>
14-32-223-035-1014   20130701600756   0K4U48		

**NORTH AMERICAN  
TITLE CO.**  
15826-13-01508K