

# UNOFFICIAL COPY

WARRANTY DEED  
INDIVIDUAL TENANCY  
ILLINOIS STATUTORY

99653059

6208/0081 03 001 Page 1 of 4  
1999-07-08 10:15:11  
Cook County Recorder 27.00



99653059

MAIL TO:

John W. Spoeri  
6453 N. Glenwood Ave.  
Chicago, IL 60626

NAME & ADDRESS OF TAXPAYER:

Artesian Avenue Management, LLC  
1231 N. Artesian  
Chicago, IL 60622

The Grantor, **Maurice Nelson, married to Nadine Nelson**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS AND WARRANTS to Artesian Avenue Management, LLC, an Illinois limited liability company**, of the City of Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See attached legal description attached hereto and made a part hereof as Exhibit A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois as to Maurice Nelson, but not homestead as to Nadine Nelson. **TO HAVE AND TO HOLD** said premises as Tenants in Common forever.

Permanent Index Number(s): 16-01-229-010-0000

Property Address: 1231 N. Artesian Chicago, Illinois

Subject to: Permitted exceptions attached hereto and made a part hereof s Exhibit B.

Dated this 25 day of June, 1999.

Maurice Nelson  
Maurice Nelson

**BOX 333-CTI**

2 of 3

no abstract

7844952

CTIC

*[Handwritten initials]*

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

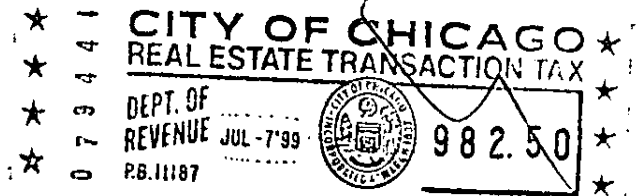
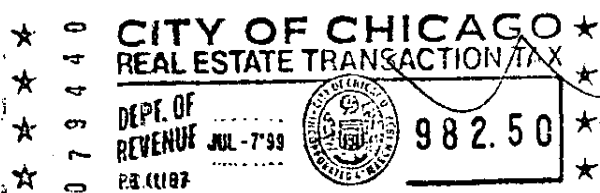
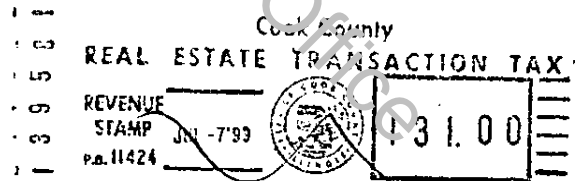
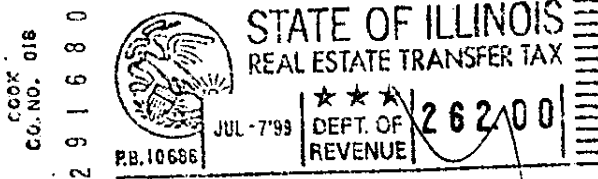
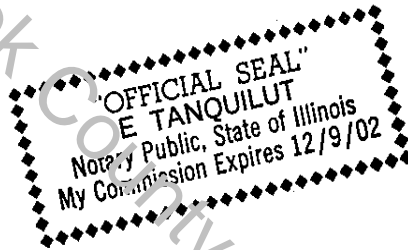
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maurice Nelson, married to Nadine Nelson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the instrument as his 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 notarial seal, this 25<sup>th</sup> day of June, 1999.

  
\_\_\_\_\_  
Notary Public

My commission expires on \_\_\_\_\_.

This instrument was prepared by:  
Eric Tanquilut  
Ross & Hardies  
150 N. Michigan Avenue, Suite 2500  
Chicago, Illinois 60601



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## EXHIBIT A

LOT 37 IN BLOCK 8 IN WINSLOW AND JACOBSON'S SUBDIVISION OF  
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1,  
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, IL.

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Exhibit B

99653059

## Permitted Exceptions

1. General real estate taxes for the year 1998 2<sup>nd</sup> installment and subsequent years;
2. All general and special assessments due and payable after this contract date;
3. Building, building line and use or occupancy restrictions, conditions and covenants of record;
4. Zoning laws and ordinances;
5. Public and utility easements.

Property of Cook County Clerk's Office