WARRANTY DEED
STATUTORY (ILLINOIS)

00508060

4528/0134 38 001 Page 1 of 4
2000-07-10 14:44:50
Cook County Recorder 27.50

00508060

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

FM408364

The GRANTOR, L. MARK RUSSELL and HEIDI JANNES RUSSELL, husband and wife, of the County of Cook, State of Illinois, for and in consideration of ten dollars ($10.00) and other good and valuable consideration in hand paid, convey and warrant to **GRANTEE**:

JAMES V. GALLERY and GENEVIEVE GALLERY, as husband and wife,
~~not~~ as Joint Tenants ~~or~~ and not as Tenants in Common ~~but~~ nor as Tenants by the Entirety

The following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Tax Index Number: 10-36-213-006-1010
Property Commonly Known As: 2420 Greenleaf Avenue, #2420-3, Chicago, Illinois 60645

Subject to:
(a) general real estate taxes not due and payable at the time of closing,
(b) the Condominium Property Act,
(c) the Declaration and the Condominium Documents,
(d) applicable zoning and building laws and ordinances,
(e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit,
(f) acts done or suffered by Grantee or anyone claiming through Grantee,
(g) utility easements, whether recorded or unrecorded,
(h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee, ~~not~~ as Joint Tenants ~~or~~ and not as Tenants in Common ~~but~~ nor as Tenants by the Entirety forever.

Dated: June 28, 2000

L. Mark Russell
L. MARK RUSSELL

Heidi Jannes Russell
HEIDI JANNES RUSSELL

ILCOR TITLE INSURANCE

TICOR 408364

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
131.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
P.B. 11430
65.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
982.50

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **L. MARK RUSSELL and HEIDI JANNES RUSSELL, husband and wife**, personally known to me to be the same persons 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28th day of June ,2000.

Notary Public

OFFICIAL SEAL
DANIEL E FAJERSTEIN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JAN. 3,2003

Mail tax bill to:

James V. Gallery and Genevieve Gallery
4436 N. Paulina Street
Chicago, Illinois 60640

Mail recorded deed to:

George Craven
190 S. LaSalle Street
Chicago, Illinois 60603

MAIL TO

This instrument prepared by Daniel E. Fajerstein, 555 Skokie Blvd., #500, Northbrook, IL. 60062

UNIT NUMBER 2420-3 IN THE PARK CASTLE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THAT PART OF THE NORTH 3 ACRES OF THE SOUTH 8 ACRES OF THE EAST 24 RODS OF THE NORTH 80 RODS OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF ESTES AVENUE AS CONDEMNED AND OPENED BY CASE 59221 COUNTY COURT AND WEST OF A LINE 124 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF WESTERN AVENUE AS WIDENED IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTH 5 ACRES OF THE EAST 24 RODS OF THE NORTH 80 RODS OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF GREENLEAF AVENUE AND WEST OF A LINE 124 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF WESTERN AVENUE, AS WIDENED, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EAST 108 FEET WEST OF WESTERN AVENUE OF THE NORTH 2 ACRES OF THE SOUTH 5 ACRES OF THE EAST 12 ACRES OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ (EXCEPT THE NORTH 75 FEET THEREOF) OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER AS DOCUMENT 24476153, TOGETHER WITH IS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.