

UNOFFICIAL COPY

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38/0218 45 001 Page 1 of 2  
2000-08-31 11:06:42  
Cook County Recorder 23.00

WARRANTY DEED



7879 433 Wood

THE GRANTOR,

Melissa J. DeGrazia, a single woman,  
Karen A. DeGrazia, a single woman,  
3519 N. Pine Grove, Unit #2S  
Chicago, IL 60657

(The Above Space for Recorder's Use Only)

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to Jeffrey W. Anderson, a bachelor,  
4340 N. Wolcott, Garden Unit  
Chicago, IL 60613

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

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

THIS DEED IS SUBJECT TO THE FOLLOWING: SEE REVERSE SIDE

Permanent Index No. 14-21-112-011-1010  
Address of Real Estate: Unit #2S, 3519 N. Pine Grove, Chicago, IL 60657

DATED this 25th day of August, 2000

*Karen A. DeGrazia* (SEAL)  
Karen A. DeGrazia

*Melissa J. DeGrazia* (SEAL)  
Melissa J. DeGrazia

State of Illinois )  
                          ) SS:  
County of Cook )

BOX 333-CT1

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO CERTIFY that MELISSA J. DEGRAZIA and KAREN A. DEGRAZIA personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said Warranty Deed as his fee and voluntary act, for the purposes set forth therein, including the release and waiver of the right of homestead.

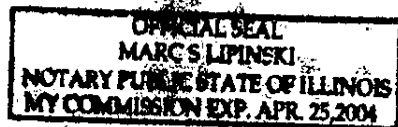
(IMPRESS SEAL HERE)

Given under my hand and seal this 25th day of August, 2000

Commission expires 4-25-2000

*Marc S. Lipinski*  
Notary Public

This instrument was prepared by Harold E. McKee, Esq., 10 N. Dearborn, 4th Floor, Chicago, IL 60602



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## LEGAL DESCRIPTION

of the premises commonly known as Unit #2S, 3519 N. Pine Grove, Chicago, IL 60657

(Permanent Index No.: 14-21-112-011-1010)

### PARCEL 1:

UNIT 3519S-2 IN THE BROMPTON-PINE GROVE CONDOMINIUM IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24992946, IN COOK COUNTY, ILLINOIS.

### THIS DEED IS SUBJECT TO THE FOLLOWING:

1. Covenants, conditions, and restrictions of record;
2. Public and Utility easements;
3. General Real Estate Taxes for the year 1999 and subsequent years;
4. Special governmental taxes or assessments for improvements not yet completed;
5. Unconfirmed special governmental taxes or assessments;
6. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded June 7, 1979 as Document 24992946; and
7. Provisions, conditions, and limitations as created by the Illinois Condominium Property Act, as amended.

00678854

### MAIL TO:

DAVID C. BIRK  
CROWLEY BARNETT KALABA  
20 S. CLARK, SUITE 2310  
CHICAGO, IL 60603

### SEND SUBSEQUENT TAX BILLS TO:

Jeffery W. Anderson  
3519 N. Pine Grove Unit #2S  
Chicago, IL 60657

COOK  
CD. NO. 016

20744



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

AUG 30 '00

DEPT. OF  
REVENUE

184.00

★  
★  
★  
★  
094766

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF  
REVENUE  
AUG 30 '00  
P.B. 11187



690.00

155023

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP  
AUG 30 '00  
P.B. 11187



92.00

★  
★  
★  
★  
094767

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF  
REVENUE  
AUG 30 '00  
P.B. 11187



690.00