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GEORGE E. COLE®
LEGAL FORMS

No. 808-REC
March 2000

00879565
7238/000 49 001 Page 1 of 3
2000-11-08 09:47:32
Cook County Recorder 25.50



WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

AD-0116A THE GRANTOR Teresa Grabska, Unmarried Person
of the City of Chicago County of Cook State of Illinois for and
in consideration of Ten ----- DOLLARS, and other good
and valuable considerations ----- in hand paid,

CONVEY ----- and WARRANT ----- to John ~~Joseph~~ Boyle
4018 N. Albany, Chicago, IL 60618
(Name and Address of Grantee)

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

As Per Attached:

This is not Homestead Property of Grantor
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____;

_____ ; and to General Taxes for _____ and subsequent years.

Permanent Real Estate Index Number(s): 13-17-118-040-0000

Address(es) of Real Estate: 6248 W. Montrose Ave., Unit # 1Front, Chicago, IL 60634

Dated this 31st day of OCTOBER, 2000

Teresa M. Grabska (SEAL) _____ (SEAL)

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Teresa M. Grabska

(SEAL) _____ (SEAL)

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LEGAL FORMS

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
239093 \$960.00
11/06/2000 12:33 Batch 06518 35



Warranty Deed
Individual to Individual

TO

Property of Cook County Clerk's Office

STATE OF ILLINOIS

STATE TAX



NOV. -6.00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020491

REAL ESTATE TRANSFER TAX

0012800

FP326660

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV. -6.00

REVENUE STAMP

0000040158

REAL ESTATE TRANSFER TAX

0006400

FP326670

00879565

State of Illinois, County of Cook s. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Teresa M. Grabska, Unmarried Person

IMPRESS
SEAL
HERE

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s h e signed, sealed and delivered the said instrument as Her 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 31ST day of OCTOBER 2000
Commission expires _____
JESS E. FORREST
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
COMMISSION EXPIRES JAN 31, 2004

Jess E. Forrest
NOTARY PUBLIC

This instrument was prepared by Jess E. Forrest, 4970 N. Harlem ave., Hrawood Hts., IL 60706
(Name and Address)

MAIL TO: {
(Name)
(Address)
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

John Joseph Boyle
(Name)
6248 W. Montrose # 1F
(Address)
Chicago, IL 60634
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION

00879565

PARCEL: 1

UNIT NUMBER 1 FRONT IN THE 6248 W. MONTROSE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED OF REAL ESTATE:

LOT EIGHTEEN (18) (EXCEPT THE EAST 7.50 FEET THEREOF) AND THE EAST 23.00 FEET OF LOT NINETEEN (19) IN BLOCK SIX (6) IN OLIVER L. WATSON'S MONTROSE BOULEVARD ADDITION, BEING A SUBDIVISION OF THE SOUTH FORTY (40) ACRES OF THE NORTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 40 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 AS DOCUMENT NUMBER 00619070 AND THE AMENDMENT THERETO RECORDED AS DOCUMENT NUMBER 00838530, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL: 2

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # 5 AND PARKING # 5 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00619070.

P.I.N.: 13-17-118-040-0000

COMMONLY KNOWN AS: UNIT NO. 6248-1FRONT
6248 W. MONTROSE AVE., CHICAGO, IL 60634

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN. COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.