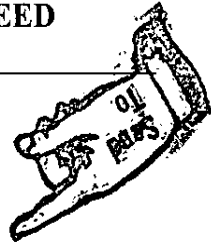


UNOFFICIAL COPY

00945251

11/17/2000 10:00:10 Page 1 of 3
2000-12-04 09:28:11
Cook County Recorder 25.50

WARRANTY DEED



Mail to:
Nancy Petrick Novit
55 Washington Circle
Lake Forest, IL 60045

Name and Address of Taxpayer:
Kenneth J. Fatur
2770 N. Wolcott, Unit D
Chicago, IL 60614

THE GRANTOR, WOLCOTT PLACE, L.L.C., an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, KENNETH J. FATUR, 1685 W. Belmont, #520, Chicago, IL 60657, the following described real estate, situated in the County of Cook, State of Illinois:

3
J.

1st AMERICAN TITLE order # AC9702353
1082

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Nos.: 14-30-402-033, 14-30-402-042, 14-30-402-043

Property Address: 2770 N. Wolcott, Unit D, Chicago, IL 60614

TO HAVE AND TO HOLD said premises forever.

Dated this 17th day of November, 2000.

WOLCOTT PLACE, L.L.C.

By: 
Stuart Miller, Manager

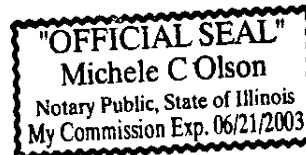
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Stuart Miller, Manager of Wolcott Place, L.L.C., 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of November, 2000.

Michele C. Olson

Notary Public



Prepared by:

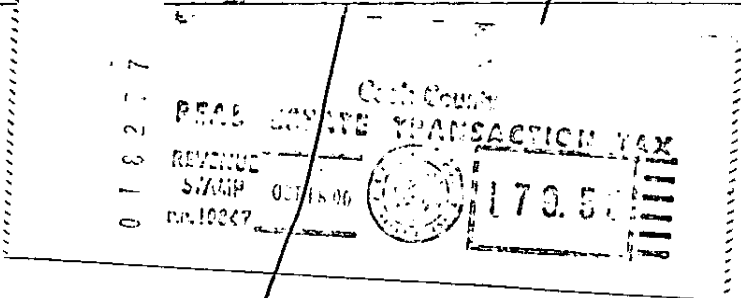
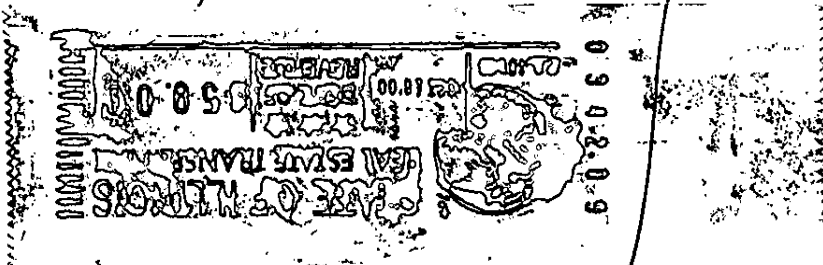
David H. Sachs
Aronberg Goldgehn Davis & Garmisa
One IBM Plaza, Suite 3000
Chicago, IL 60611

City of Chicago
Dept. of Revenue
240371



Real Estate
Transfer Stamp
\$2,692.50

11/24/2000 12:42 Batch 14647 6



Property of Cook County Clerk's Office

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 49, 50, 51, 52 AND 53 (EXCEPT THAT PART LYING SOUTH OF A LINE, RUNNING EAST-WEST, DRAWN FROM A POINT ON THE EAST LINE OF LOT 52, 37.60 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 53 TO A POINT ON THE WEST LINE OF LOT 52, 37.65 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 53) AND (EXCEPT THAT PART LYING EAST OF A LINE DRAWN FROM SOUTH TO NORTH BETWEEN A POINT ON THE EAST-WEST LINE, AFORESAID, TO A POINT ON THE NORTH LINE OF LOT 53, 72.09 FEET WEST AND 71.97 FEET WEST, RESPECTIVELY, ON THE EAST LINE OF LOTS 49 TO 53, AFORESAID) AND (EXCEPT THAT PART LYING WEST OF A LINE DRAWN FROM SOUTH TO NORTH BETWEEN POINTS ON THE EAST-WEST LINE, AFORESAID, AND THE NORTH LINE OF LOT 53, 32.96 FEET WEST AND 33.08 FEET WEST, RESPECTIVELY, OF THE WEST LINES OF LOTS 49 TO 53 AFORESAID) IN BLOCK 2 IN MANUFACTURE'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION RECORDED JUNE 1, 2000 AS DOCUMENT NUMBER 00394354.

Subject to: (a) agreements, declarations, covenants, conditions and restrictions of record which do not prohibit the use of the Unit as a residence; (b) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (c) installments due after the date of Closing for assessments established pursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (e) party wall rights and agreements, if any; (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any; (j) applicable building and building line restrictions and zoning laws; (k) leases and licenses affecting the Common Elements