

UNOFFICIAL COPY

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0001/0032 17 001 Page 1 of 3

2001-02-06 10:22:30

Cook County Recorder 25.50

WARRANTY DEED  
Illinois Statutory—  
Individual to Individual



0010098179

Mail to:  
Soula J. Spyropoulos, Esq.  
6348 N. Cicero Ave.  
Chicago, IL 60646

Name & Address of Taxpayer:  
Michael A. Fox  
9511 Ferrin Beitel #512  
San Antonio, TX 78217

The Grantor, **Peter Gianopoulos (A/K/A Peter J. Gianopoulos)**, of 5728 West Main Street, in the Village of Morton Grove, County of Cook, State of Illinois, for and in consideration of ten (10) dollars and other good and valuable considerations in hand paid, **CONVEYS AND WARRANTS TO Michael A. Fox**, of 3950 North Lake Shore Drive, in the City of Chicago, County of Cook, State of Illinois, zip code 60613, to wit:

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PARCEL 1:

UNIT NO. 430 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7, 1906, IN CASE NUMBER 274470, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTITLED CHARLES W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 40420, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24014190; TOGETHER WITH AN UNDIVIDED .1713% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

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ATGF, INC.

11892347/14226811

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED APRIL 23, 1969, RECORDED APRIL 23, 1969, AS DOCUMENT 20820211 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NUMBER 22719, AND EXCHANGE NATIONAL BANK OF CHICAGO, TRUST NUMBER 5174, FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE EAST 40 FEET OF VACATED FRONTIER AVENUE, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT 20816906 LYING WEST OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, AFORESAID, WHICH LIES NORTH OF THE SOUTH LINE OF LOT 10 EXTENDED WEST AND LIES SOUTH OF THE NORTH LINE OF LOT 12 EXTENDED WEST, IN COOK COUNTY, ILLINOIS.

The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Address: **3950 North Lake Shore Drive, Unit No. 430, Chicago, Illinois 60613;**

Property Identification Number: **14-21-101-034-1639.**

Dated this 22<sup>nd</sup> day of January, 2001

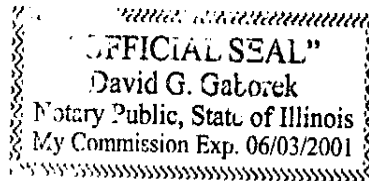
*Peter Gianopoulos* [SEAL] *Peter Gianopoulos*

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter Gianopoulos, personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the instrument as his free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

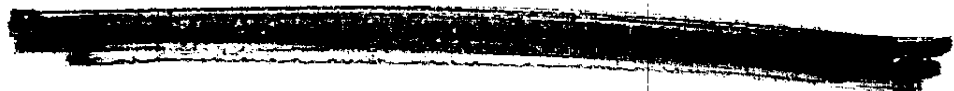
Given under my hand and notarial seal, this 22<sup>nd</sup> day of January, 2001.

*[Signature]*  
Notary Public



My commission expires on 06/03/2001

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COOK COUNTY—ILLINOIS  
TRANSFER STAMP

Name & Address of Preparer:  
Soula J. Spyropoulos  
6348 North Cicero Avenue  
Chicago, Illinois 60646

Mail to: Soula J. Spyropoulos, per above address

STATE TAX

STATE OF ILLINOIS



FEB.-4.01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000016958


REAL ESTATE  
TRANSFER TAX

00075.00

FP326652

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB.-4.01

REVENUE STAMP

# 0000016858


REAL ESTATE  
TRANSFER TAX

00037.50

FP326665

CITY TAX

CITY OF CHICAGO



FEB.-5.01

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012817

REAL ESTATE  
TRANSFER TAX

00562.50

FP326650