

UNOFFICIAL COPY

0010190450

07/01/13 25 001 Page 1 of 3
2001-03-12 10:59:33
Cook County Recorder 25.00

This instrument drafted by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602

10190450



1 of 1
CTI
JKZ
68989629
NW abs

WARRANTY DEED

This indenture, made January 10, 2001 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Jay Ganzi ("Grantee")

3/5H

whose address is 2344 W. Oakdale, Chicago, IL 60618, Unit 40

Witnesseth that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

PARCEL 1: UNIT 40 IN THE RIVER WALK TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00721016, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE COOK COUNTY, ILLINOIS.

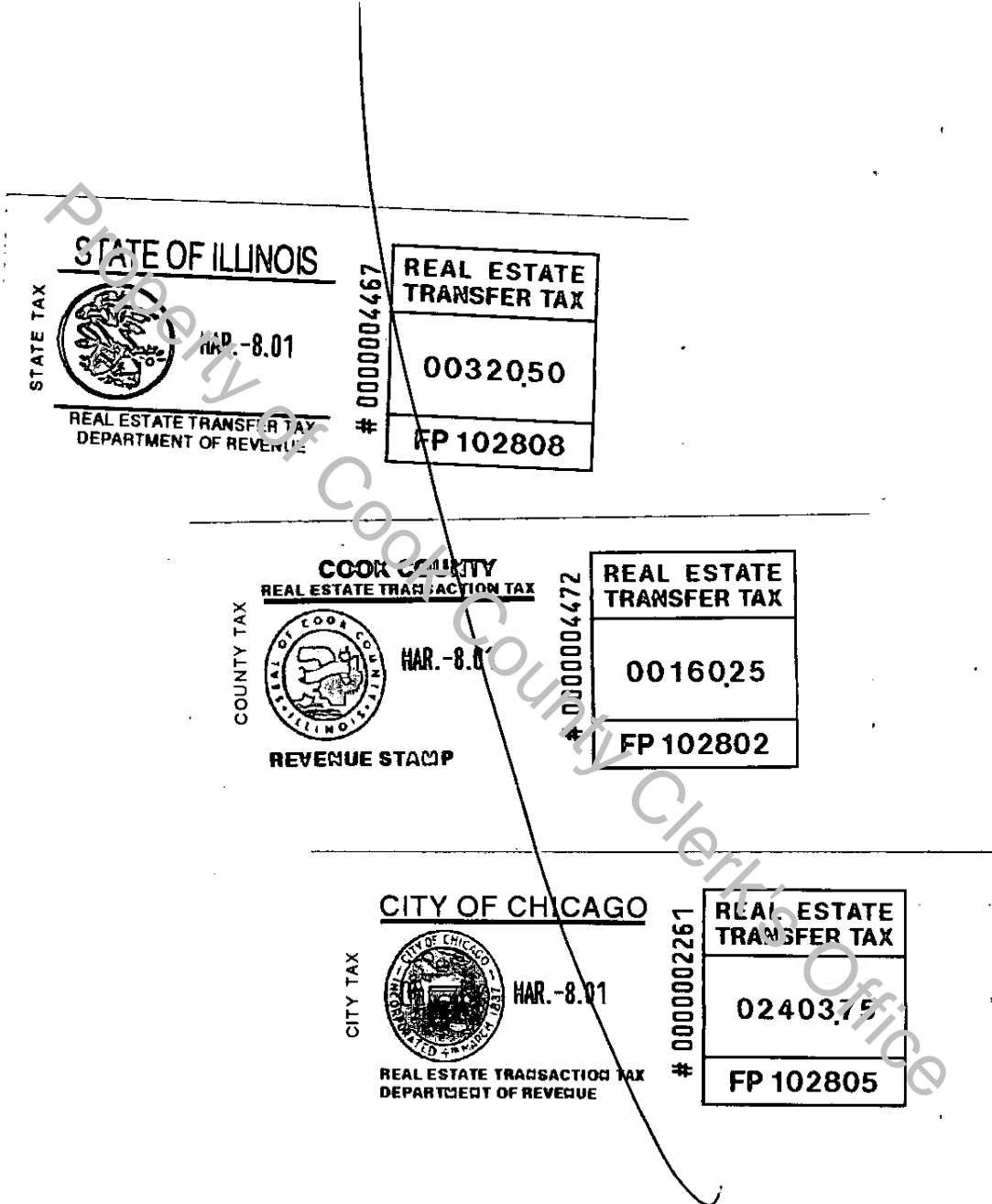
PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE DRIVEWAY FOR THE BENEFIT OF UNIT 40, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00721016.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099, AND AS AMENDED.

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium for the benefit of the remaining property described therein.

BOX 333-CTI

UNOFFICIAL COPY



STATE TAX
STATE OF ILLINOIS
HAR. -8.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004467

REAL ESTATE TRANSFER TAX
0032050
FP 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
HAR. -8.01
REVENUE STAMP



0000004472

REAL ESTATE TRANSFER TAX
0016025
FP 102802

CITY TAX
CITY OF CHICAGO
HAR. -8.01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



0000002261

REAL ESTATE TRANSFER TAX
0240375
FP 102805

