First America GINOFFICIAL COMMUNICATION OF Page 1 of

2001-06-13 08:54:08

Cook County Recorder

WARRANTY DEED

MAIL DEED TO:

James Erwin, Esq. Erwin & Associates LLC 4048 N Hermitage Ave

Chicago IL 60613

MAIL TAX BILL TO:

IRA S. ROSEN 2327 W. WOLFRAM UNIT 413 CHICAGO, IL 605

GRANTOR(S), WOLFRAM AN ILLINOIS GENERAL PARTNERSHIP Bolingbrook, in the County of WILL, in the State of ILLINOIS, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, C(NVEY(S) AND WARRANT(S) to the GRANTEE(S),

IRA S. ROSEN

of 3908 N. WOLCOTT AVE., in the CITY of CHICAGO County of COOK, State of Illinois, the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No: SEE ATTACHED

Property Address: 2327 W. Wolfram, Unit 413,

Chicago, Illinois 60618

SUBJECT TO: (1) General real estate taxes for the y-ar 2000 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the surject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and Grantor reserves to itself, its successors and assigns as the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration are recited and stipulated at length herein. GRANTORS hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Real Estate Transfer Stamp \$1,455.00

UNOFFICIAL COPY

DATED th	nis 31	day of Moy	, 2001.
		A	

WOLFRAM TOWERS PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP BY

RAS WOLFRAM, INC., GENERAL PARTNER

BY SAUL WAIMBERK, PRESIDENT

ATTEST:

BY ROBERT LEVIN, SECRETARY

STATE OF ILLINOIS)

COUNTY OF W I L 1)

The foregoing instrument was acknowledged before me this day of , 2001 by WOLFRAM TOWERS PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP BY RAS WOLFRAM, INC., GENERAL PARTNER BY SAUL WAIMBERK, as President and ROBERT LEVIN, as Secretary of RAS WOLFRAM, INC., General Partner of WOLFRAM TOWERS, AN ILLINOIS PARTNERSHIP.



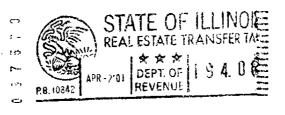


My Commission Expires

THIS INSTRUMENT PREPARED BY:

EDWARD KUSTA, 430 W. BOUGHTON, BOLINGBROOK, ILLINOIS 60440





Ľ.

UNOFFICIAL COPY

WOLFRAM TOWERS CONDOMINIUM PHASE III EXHIBIT A LEGAL DESCRIPTION AND PERMANENT INDEX NUMBERS

PARCEI_1:

UNIT 413 BUILDING 2327, IN WOLFRAM TOWERS CONDOMINIUM, DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN CLYBOURNE AVENUE ADDITION TO LAKE VIEW AND CHICAGO SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2000 AS DOCUMENT 00984625, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPORTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

THE EXCLUSIVE USE OF P-54, A LIMITED COMMON ELEMENTS AS DELINEATED L. ORE. ON THE SURVEY ATTACHED TO AFORESAID DECLARATION.

14-30-117-010 VOL. NO.: 532 14-30-117-009 VOL. NO.: 532 14-30-117-008 VOL. NO.: 532