

UNOFFICIAL COPY 0010512486

First American Title
Order # C9775109

2532/0042 25 001 Page 1 of 3
2001-06-13 08:54:08
Cook County Recorder 25.50

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 60618



GRANTOR(S), WOLFRAM PARTNERS, AN ILLINOIS GENERAL PARTNERSHIP of 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, CONVEY(S) AND WARRANT(S) to the GRANTEE(S),

3
CEI

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, P 54,
Chicago, Illinois 60618

SUBJECT TO: (1) General real estate taxes for the year 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 subject 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.

City of Chicago
Dept. of Revenue
252728
06/07/2001 12:47 Batch 07916 23



Real Estate
Transfer Stamp
\$1,455.00

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

PARCEL 1:

UNIT 413 BUILDING 2327, IN WOLFRAM TOWERS CONDOMINIUM, AS 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 APPURTENANT 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 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

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