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2001-07-27 15:50:33
Cook County Recorder 25.50



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



01010737 AC3 JJ

THE GRANTOR(S), 1429 North Wells, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to James J. Frainey, ~~single~~, (GRANTEE'S ADDRESS) 1560 N. Sandburg, #3408, Chicago, Illinois 60610 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-04-205-016-0000, 17-04-205-017-0000, 017-04-205-052-0000
Address(es) of Real Estate: 1429 N. Wells, Unit 704, Chicago, Illinois 60610

Dated this 24th day of MAY, 2001

1429 North Wells, LLC, an Illinois Limited Liability Company

By: [Signature]
Member

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EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

Unit 704 and Parking Space Unit G-02 in 1429 North Wells Condominium as delineated on a survey of the following described premises:

Lot 2 (except the East 172 feet thereof), Lot 3 and Lot 5 (except the South 25 feet of the West 100 feet thereof) in the County Clerk's Resubdivision of Lot 117, in Bronson's Addition to Chicago in the Northeast $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also the South 25 feet of the West 100 feet of the South $\frac{1}{2}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. **And**

The North $\frac{1}{2}$ of Lot 13 (except the East 6 inches thereof) in Assessor's Division of Lots 92, 93, 94, 99, 100, 101, 102 and parts of Lots 95, 96, 97 and 100 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded April 3, 2001 as document number 0010264604, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Parcels 1 and 2 and over and upon the North 4.5 feet of the South $\frac{1}{2}$ of Lot 13 (except the East 6 inches thereof) in Assessor's Division of Lots 92, 93, 94, 99, 100, 101, 102 and parts of Lot 95, 96, 97 and 100 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, for the purpose of ingress and egress as created by easement agreement recorded June 6, 1979 as document number 24990781, filed June 6, 1979 as document number LR3095867, and amended by Agreement recorded July 15, 1999 as document number 99079305.

Subject To: (1) real estate taxes not yet due and payable; (2) ~~private~~ public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer (as hereinafter defined) commi to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits, easements and agreements or record which do not materially adversely affect the use of the Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants Grantee, it's successors and assigns, 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein."

The Tenant of unit has waived or has failed to exercise the right of refusal.

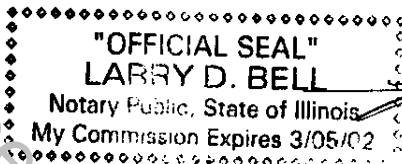
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HARRY HUZARIS, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of May, 2001



[Signature] (Notary Public)

Prepared By: Ezgur Wallach & Braun, PC
25 E. Washington St. Suite 925
Chicago, Illinois 60602

Mail To:
Cherie Thompson
Attorney at Law
19 S. LaSalle, Suite 302
Chicago, Illinois 60603



CITY OF CHICAGO

CITY TAX

JUL. 27. 01

REAL ESTATE TRANSFER TAX

0377250

FP326675

000002856

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

Name & Address of Taxpayer:
James J. Frainey
1429 N. Wells, Unit 704
Chicago, Illinois 60610

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUL. 27. 01

REAL ESTATE TRANSFER TAX

0025050

FP326657

0000000978

REVENUE STAMP

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUL. 27. 01

REAL ESTATE TRANSFER TAX

0000100

FP326657

0000000980

REVENUE STAMP

STATE OF ILLINOIS

STATE TAX

JUL. 27. 01

REAL ESTATE TRANSFER TAX

0050300

FP326703

000003121

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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