



After recording, mail to:

Kent Novit, Esq.
100 N. LaSalle Street
Suite 2200
Chicago, IL 60602

79.41.061
121
LND [F&W]
CTI No Abstract

WARRANTY DEED

THIS DEED is made as of this 3rd day of July, 2001 by Erik J. Pedersen and Monica A. Pedersen, husband and wife, of the City of Highland Park, County of Lake, State of Illinois, to Grantor, J. Andrew Parker, 833 E. University, Ann Arbor, Michigan, 48104, Grantee.

Grantor, for and in consideration of the sum of Ten Dollars and No/100ths and other good and valuable consideration, conveys and warrants to Grantee, the following described Real Estate, to-wit:

See Legal Description attached hereto as Exhibit "A".

situated in the County of Cook, in the State of Illinois, subject to: covenants, conditions and restriction of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2000 and subsequent years, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Number: 14-29-400-065-0000.

Address of Real Estate: 2707 N. Lincoln Avenue, Unit R, Chicago, IL 60614

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Erik J. Pedersen
Erik J. Pedersen

Monica A. Pedersen
Monica A. Pedersen
(For purpose of waiving homestead rights)

3
AK

UNOFFICIAL COPY

COUNTY TAX
REVENUE STAMP
JUL. 27. 01
COOK COUNTY
REAL ESTATE TRANSACTION TAX

This instrument was prepared by: Pedersen & Houpt
161 North Clark Street
Suite 3100
Chicago, Illinois 60601

Mail future tax bills to: J. Andrew Parker
2707 N. Lincoln Avenue
Unit R
Chicago, IL 60614

0000012250
REAL ESTATE
TRANSFER TAX
002.1725
FP 102802

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Erik J. Pedersen and Monica A. Pedersen, personally known to me to be the same persons whose names 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 2nd day of July, 2001.

Mary C. Muehlstein
Notary Public

10693223

"OFFICIAL SEAL"
Mary C. Muehlstein
Notary Public, State of Illinois
My Commission Expires May 15, 2005

STATE TAX
STATE OF ILLINOIS
JUL. 27. 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012232
REAL ESTATE
TRANSFER TAX
0043450
FP 102808

CITY TAX
CITY OF CHICAGO
JUL. 27. 01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

00000006183
REAL ESTATE
TRANSFER TAX
0325875
FP 102805

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTIONS

Parcel 1

The Northeasterly 15.09 feet of the Southwesterly 32.55 feet of the Northwesterly 47.25 feet of the Southeasterly 163.76 feet of the following described tract:

Lots 25 through 28 in Broomell's Subdivision (except the East 6-2/3 acres) of Outlot 10 and (except the East 3-1/3 acres) of Outlot 13 in Canal Trustees Subdivision of the East Half of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2 (Common Area)

Lots 25 through 28 in Broomell's Subdivision (except the East 6-2/3 acres) of Outlot 10 and (except the East 3-1/3 acres) of Outlot 13 in Canal Trustees Subdivision of the East Half of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, (except from said property taken as a tract, the Southeasterly 43.76 feet and except the Southwesterly 63.50 feet of the Northwesterly 47.41 feet of the Southeasterly 103.67 feet and except the Northwesterly 47.25 feet of the Southeasterly 163.76 feet of the Southwesterly 63.50 feet and except the Northwesterly 20.50 feet and except that part of the Southeasterly 113.0 feet of the Northwesterly 146.75 feet that lies Northeasterly of the Southwesterly 76.33 feet and except that part of the Southeasterly 13.25 feet of the Northwesterly 33.75 feet that lies Northeasterly of the Southwesterly 106.50 feet and except that part of the Southeasterly 9.50 feet of the Northwesterly 156.25 feet that lies Northeasterly of the Southwesterly 98.45 feet) in Cook County, Illinois.

Commonly known as: 2707 North Lincoln Avenue, Townhouse R, Chicago, Illinois 60614

Permanent Index Number: 14-29-400-065

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