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Cook County Recorder 23.50

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**Warranty Deed
TENANCY BY THE ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)**

G I T

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

BRIAN S. RUTTER, a bachelor



(The Above Space For Recorder's Use Only)

of the _____ City _____ of _____ Chicago _____ County
of _____ Cook _____, State of Illinois
for and in consideration of _____ TEN _____ DOLLARS,
in hand paid, CONVEY _____ and WARRANT _____ to

DAVID FITZPATRICK AND JANET FITZPATRICK

(NAMES AND ADDRESS OF GRANTEES)

as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of _____ Cook _____ in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. * TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for _____ 2000 _____ and subsequent years and covenants, easements and restrictions of record.

Permanent Index Number (PIN): _____ 14 05 314 022 1005 _____

Address(es) of Real Estate: _____ 1239 W. Ardmore, #1, Chicago, IL 60660 _____

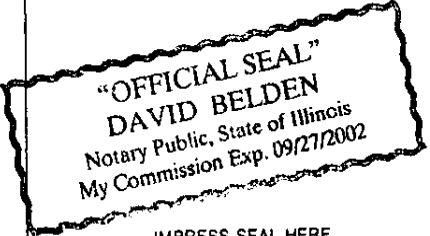
DATED this _____ 28 _____ day of _____ June _____ 19 _____ 2001

(SEAL) Brian S. Rutter (SEAL)
BRIAN S. RUTTER

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) _____ (SEAL)

State of Illinois, County of _____ Cook _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRIAN S. RUTTER, a bachelor



IMPRESS SEAL HERE

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ he _____ signed, sealed and delivered the said instrument as _____ a _____ 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 _____ 28 _____ day of _____ June _____ 19 _____ 2001

Commission expires _____ 19 _____
This instrument was prepared by DAVID BELDEN, 1601 Tanglewood Ave., Hanover Park, IL
(NAME AND ADDRESS) 60103

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

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Legal Description

of premises commonly known as 1239 W. Ardmore, #1, Chicago, IL 60660

Unit 1239-1 together with its undivided percentage interest in the Common elements in Ardmore Square Condominium as delineated and defined in the Declaration recorded as Document No. 98286251, in the Southwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

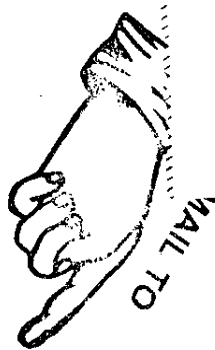
Property of Cook County Clerk's Office

★	31323	CITY OF CHICAGO	★
★		REAL ESTATE TRANSACTION TAX	★
★		DEPT. OF REVENUE JAN-2001	★
			543.50

★	351023	CITY OF CHICAGO	★
★		REAL ESTATE TRANSACTION TAX	★
★		DEPT. OF REVENUE JAN-2001	★
			543.50

★	32498	STATE OF ILLINOIS	★
★		REAL ESTATE TRANSFER TAX	★
★		DEPT. OF REVENUE JAN-2001	★
			45.00

★	099347	Cook County	★
★		REAL ESTATE TRANSACTION TAX	★
★		DEPT. OF REVENUE JAN-2001	★
			72.50



MAIL TO: Janet Fitzpatrick (Name)
Koenig & Strey GMAC 1940 N Clark (Address)
Chicago IL 60614 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Janet + David Fitzpatrick (Name)
1239 W. Ardmore #1 (Address)
Chicago IL 60660 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____