



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



Handwritten notes: 150110100, 1052, and other illegible scribbles.

PROPERTY OF COOK COUNTY CLERK'S OFFICE (Watermark)

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 Igor Shlyonsky and Olga ~~BUGROVA~~, Husband & Wife, not as tenants in common nor as joints tenants but as TENANTS BY THE ENTIRETY, ~~BUGROVA~~ (GRANTEE'S ADDRESS) 474 N. Lake Shore Drive, #3110, Chicago, Illinois 60611 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: See Exhibit "A" attached hereto and made a part hereof

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, 17-04-205-052-0000  
Address(es) of Real Estate: 1429 N. Wells, Unit 502, Chicago, Illinois 60610

Dated this 24<sup>th</sup> day of August, 2001

1429 North Wells, LLC, an Illinois Limited Liability Company

By: [Signature]  
Member

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Harvey Huzenits, 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<sup>th</sup> day of August, 2001

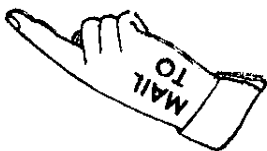


Debora D Flores (Notary Public)

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


Mail To:


Mark Litner, Esq.  
Much Shelist Freed Denenberg  
Ament & Rubenstein, P.C.  
200 N. LaSalle Street, Suite 2100  
Chicago, Illinois 60601




Name & Address of Taxpayer:

Igor Shlyonsky and Olga Brugova  
1429 N. Wells, Unit 502  
Chicago, Illinois 60610

CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
 AUG. 27. 01	03487.50
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000002928 FP326675

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
 AUG. 27. 01	00465.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000003204 FP326703

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSFER TAX
 AUG. 27. 01	00232.50
REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000001066 FP326657

Parcel 1:

Unit 502 and Parking Space Unit G-13 in the 1429 North Wells Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

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 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, also the South 25 feet of the West 100 feet of the South 1/2 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

And

The North 1/2 of Lot 12 (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 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, 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 LR3095677, and amended by Agreement recorded July 15, 1999 as document number 99679305.

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) commits 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 is subject to all rights, easements, covenants, 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.

TAX # 17-04-205-016  
17-04-205-016  
17-04-205-052