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2001-09-17 15:22:29
Cook County Recorder 47.00

ST502743ANWA121084445
This Instrument was prepared by:
David G. Spak, Attorney at Law *(DS)*
One Northfield Plaza
Suite 206
Northfield, Illinois 60093 *DS*



After recording, forward to:
Ronald Kalish, Esq.
Steinberg, Polacek & Goodman
309 West Washington
Suite 500
Chicago, Illinois 60606

Send future tax bills to:
Mohamed and Marilia Fayad
2729 N. Greenview, Unit A.
Chicago, Illinois 60614

WARRANTY DEED

THE GRANTOR(S), MARTIN B. KAPLAN, a married man, of 422 Castle Pines Lane, Riverwoods, Lake County, Illinois, for and in consideration of TEN (\$10.00) AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to:

Mohamed I. Fayad and Marilia J. Montero-Fayad, husband and wife**
having an address at 400 N. McClurg Court, #3906, Chicago, Illinois

3/MAS

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 by this reference

The Real Estate commonly known as 2729 North Greenview, Unit A, Chicago, Illinois 60614
P.I.N.: 14-29-302-159-1075

The foregoing conveyance shall include any and all obligations, rights and interests of Grantor in and to any and all limited common elements appurtenant to the Real Estate hereby conveyed and any and all obligations, rights and interests of Grantor in and to any and all common elements and use rights or licenses, all as provided in the governing Declaration of Condominium and related documents.

The foregoing conveyance and Grantor's warranty of title herein is subject to covenants, conditions and restrictions of record*; public and utility easements*; roads and highways*; other easements*; existing leases and tenancies (affecting only the common areas of the association property, if any); special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2000 and subsequent years.

*provided the same do not materially adversely affect the quiet use and enjoyment of the Real Estate as a townhome condominium residence.

DATED this 28th day of August, 2001

*** not as joint tenants or as tenants in common, but as TENANTS BY THE ENTIRETY,*

Martin B. Kaplan

Martin B. Kaplan

BOX 333-CTI

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STREET ADDRESS: 2729 N. GREENVIEW

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-29-302-159-1075

LEGAL DESCRIPTION:

UNIT NUMBER 2725 "F" IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE FOLLOWING DESCRIBED LAND: LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 4 IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 AFORESAID, ALSO LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, ALSO LOTS 14 THROUGH 18 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 14 AND 15 IN SUBDIVISION OF LOT 1 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88248725 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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