UNOFFICIAL COM 959407

STSD27434 NWA 21084445
This Instrument was prepared by:

David G. Spak, Attorney at Law

One Northfield Plaza

Suite 206

Northfield, Illinois 60093

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

Send future tex bit is to: Mohamed and Menilia Fayad 2729 N. Greenviev, I pit A. Chicago, Illinois 60614 2001-09-17 15:22:29
Cook County Recorder 47.80



WARRANTY DEED

THE GRANTOR(S), MARTIN B. 'API AN, 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 WARR ANT (S) to:

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

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 tone ricies (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

Martin B. Kanlan

** not as joint tenants or as tenants in common, but as JENANTS BY THE ENTERETY,

BOX 333-CTI

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The undersigned, being the spouse of Grantor, hereby joins in the execution of this deed solely for the purpose of releasing, waving and forever relinquishing any and all homestead rights and privileges the undersigned possesses or may possess under Illinois law or otherwise.

Amy Kaplan

Amy Kaplan

State of Illinois)
(SS County of Cook)

I, the undersigned. a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Martin B. Kaplan and Aray Kaplan, personally known to me to be the same persons whose names are subscribed to the forgoing 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.

Given under my hand any officia sea., this 28th day of August, 2001.

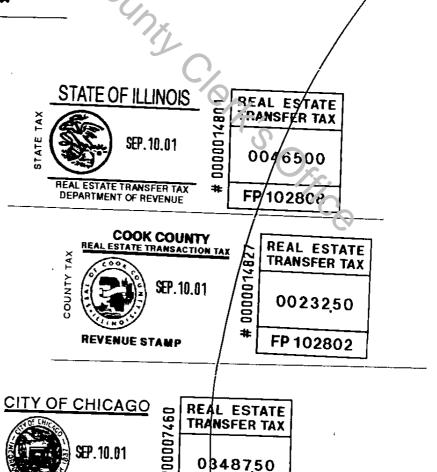
CITY TAX

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

"OFFICIAL SEAL"
Allan I. Nathan
Notary Public, State of Illinois
My Commission Fyn. 06/28/2003

My Commission Exp. 06/28/2003 Commission Expires: NOTARY PUBLIC



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STREET ADDRESS: 2729 UNDEFFICIAL COPY

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 A TACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88°48725 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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