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7/26/01 174 44 001 Page 1 of 2
2001-09-25 15:05:55
Cook County Recorder 23.50

WARRANTY DEED
STATUTORY



1209050 B

THE GRANTOR, KARYN J. FEDORENKO-KOTZ, married to MICHAEL O. KOTZ, her husband, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to FOTIS BOURAS, 4868 North California, Chicago, IL 60625, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION 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.

SUBJECT TO, IF ANY: Exceptions contained in Rider attached hereto.

Permanent Real Estate Index Number: 13-15-418-030-1007

Address of Real Estate: 4105 North Keystone, Unit #4105-2A, Chicago, IL 60641

This is not Homestead Property for MICHAEL O. KOTZ.

In Witness Whereof, said Grantor has caused her name to be signed to these presents this 29 day of August, 2001.

Karyn J. Fedorenko-Kotz (SEAL)
KARYN J. FEDORENKO-KOTZ

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KARYN J. FEDORENKO-KOTZ, married to MICHAEL O. KOTZ, her husband, personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 29 day of August, 2001



Gerard D Haderlein
NOTARY PUBLIC

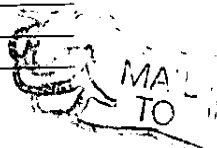
This Instrument was prepared by: GERARD D. HADERLEIN, 3413 N. Lincoln Avenue, Chicago, IL 60657.

AGTF, INC.

MAIL TO:
Mr. Aris Yanabis
5026 N. Lincoln Ave.
Chgo. IL. 60625

SEND SUBSEQUENT TAX BILLS TO:

Fotis Bouras
4105-2A N. Keystone
Chgo. IL. 60641



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RIDER

UNIT NUMBER 4105-2A IN KEYSTONE COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 100 FEET OF LOTS 1 AND 2 IN A. E. BROWN'S RESUBDIVISION OF LOTS 19, 20, 21, 22, 23 AND 24 IN BLOCK 21 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 17, 1999 AS DOCUMENT NUMBER 99883735, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

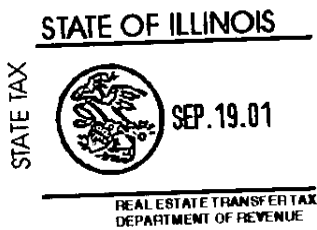
PERMANENT INDEX NUMBER: 13-15-418--030-1007

COMMON ADDRESS: 4105 NORTH KEYSTONE, UNIT #4105-2A, CHICAGO, IL 60641

Subject only to: (1) current general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Buyer; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium Ownership and all amendments thereto; (8) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; (11) installments due after the date of Closing for assessments levied pursuant to the Declaration.

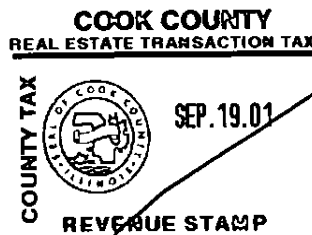
Grantor also hereby grants to the Grantee, his successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, 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, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.



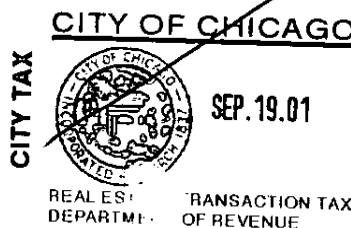
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REAL ESTATE TRANSFER TAX
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FP326652



0000024090

REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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