

WARRANTY DEED

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7485/0181 18 001 Page 1 of 3
2001-09-07 11:49:34
Cook County Recorder 25.50



469318/10/2
THE GRANTOR,
CHAD YETKA A/K/A CHAD J. YETKA
A SINGLE MAN of the City of Chicago of the
County of Cook, State of Illinois for and
in consideration of TEN Dollars (\$10.00)
and other good and valuable consideration,
in hand paid, CONVEYS and WARRANTS
to ANDREW R. SEXTON whose address is:
2719 N. Wayne #15, Chicago, IL 60614
the following Real Estate
situated in the County of Cook, State of Illinois,
to wit:

PLEASE SEE LEGAL DESCRIPTION MARKED 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.

SUBJECT TO:

Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2001 and subsequent years.

Permanent Index Number (PIN): 14-29-314-048-1003, 14-29-314-048-1005 & 14-29-314-048-1055
Address(es) of Real Estate: 2510 N. Wayne, Units 103, 105, and; Parking Unit P-14, Chicago, IL 60614

DATED this 20th day of August, 2001

CHAD YETKA A/K/A CHAD J. YETKA

By: [Signature]
Aaron B. Zarkowsky his Attorney in Fact

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 CHAD YETKA AK/A CHAD J. YETKA, is 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 he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead right.

Given under my hand and official seal, this 20th day of August, 2001

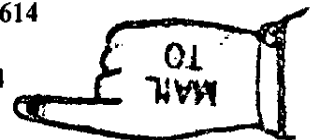


[Signature]
NOTARY PUBLIC

This instrument was prepared by Aaron B. Zarkowsky, Deutsch, Levy & Engel, Chartered
225 W. Washington Street, Suite 1700, Chicago, Illinois 60606.

Send Subsequent Tax Bills to: Andrew R. Sexton, 2510 N. Wayne, #103 &105, Chicago, IL 60614

After Recording Return to: Andrew R. Sexton, 2510 N. Wayne, #103 &105, Chicago, IL 60614




TICOR TITLE INSURANCE

10330738

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COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP.-5.01


REVENUE STAMP

0000001463

REAL ESTATE TRANSFER TAX
0013275
FP326707

STATE OF ILLINOIS

STATE TAX



SEP.-5.01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001491

REAL ESTATE TRANSFER TAX
0026550
FP 102809

CITY OF CHICAGO

CITY TAX



SEP.-5.01


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002570

REAL ESTATE TRANSFER TAX
0019125
FP 102803

CITY OF CHICAGO

CITY TAX



SEP.-5.01


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002569

REAL ESTATE TRANSFER TAX
0090000
FP 102803

CITY OF CHICAGO

CITY TAX



SEP.-5.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002568

REAL ESTATE TRANSFER TAX
0090000
FP 102803

10330738

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 103 AND UNIT 105, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WHEELWORKS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 85175306, AS AMENDED AND RESTATED BY THE DECLARATION RECORDED AS DOCUMENT NUMBER 91198150, IN COUNTY CLERK'S DIVISION OF BLOCK 43, LYING WEST OF THE EAST LINE OF WARD STREET, EXTENDED, AND EAST OF THE WEST 124.0425 FEET OF SAID LOT 14 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PARKING UNIT P-14, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WHEELWORKS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 85175306, AS AMENDED AND RESTATED BY THE DECLARATION RECORDED AS DOCUMENT NUMBER 91198150, IN COUNTY CLERK'S DIVISION OF BLOCK 43, LYING WEST OF THE EAST LINE OF WARD STREET, EXTENDED, AND EAST OF THE WEST 124.0425 FEET OF SAID LOT 14 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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2025/08/15