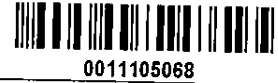


WARRANTY DEED

9164/0017 11 001 Page 1 of 3
2001-11-26 09:52:28
Cook County Recorder 25.50

203575 mtcl/alle 10/3



THE GRANTOR Moran Development, Ltd.,
an Illinois corporation,

created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

F.

Thomas A. Brophy, a single persona and Alison Crabtree, a single person, both of 5518 North Lakewood, Chicago, Illinois 60640.

not as tenants in common, but as joint tenants all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 13-13-307-014-0000
Address of Real Estate: 4319 North Mozart Unit 1N
Chicago, Illinois 60618

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 15 day of Nov, 2001.

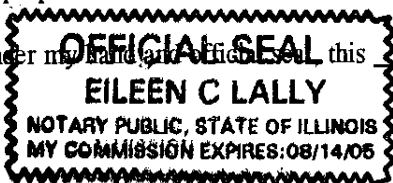
Moran Development, Ltd.
an Illinois corporation

By: [Signature]
Authorized Representative

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 Gregory B. Moran, Authorized Representative of Moran Development, Ltd., 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 said instrument as his free and voluntary act, and as the free and voluntary act of Moran Development, Ltd., for the uses and purposes therein set forth.

Given under my hand and official seal this 15 day of Nov, 2001.



[Signature]
NOTARY PUBLIC
My commission expires on _____

UNOFFICIAL COPY

LEGAL DESCRIPTION

11105068

PARCEL 1:

UNIT 1N IN THE 4319 NORTH MOZART CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 31 AND 32 IN BLOCK 1 IN ROSE PARK, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO PLAT OF SAID SUBDIVISION RECORDED MARCH 3, 1879 IN BOOK 14 OF PLATS, PAGE 40 AS DOCUMENT NUMBER 212846 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010402980, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1N AND STORAGE SPACE S-1N, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010402980.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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."

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; provided they do not interfere with the Grantees use of the property; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 4319 North Mozart Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 13-13-307-014-0000

Address of Real Estate: 4319 North Mozart, Unit 1N, Chicago, Illinois 60618

This instrument was prepared by Eileen C. Lally, One East Wacker Drive,
Suite 2920, Chicago, Illinois 60601


MAIL TO:
Frank Greenfield, Esq.
200 West Madison Street
Chicago, Illinois 60606


SEND SUBSEQUENT TAX BILLS TO:
Thomas A. Brophy and Alison Crabtree
4319 North Mozart, Unit 1N
Chicago, Illinois 60618.

UNOFFICIAL COPY

REORDER ITEM #: TX-1000 LABEL

11105068

STATE TAX  NOV. 23.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX
	0029900
	# 0000034207 FP 326669

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  NOV. 23.01 REVENUE STAMP	REAL ESTATE TRANSFER TAX
	0014950
	# 0000162758 FP 326670

City of Chicago
Dept. of Revenue
265999

11/23/2001 14:14 Batch 07218 48



Real Estate
Transfer Stamp
\$2,242.50

Clerk's Office

UNOFFICIAL COPY



11/11/2023

Property of Cook County Clerk's Office