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Cook County Recorder 25.50

Warranty Deed
JOINT TENANTS
Illinois Statutory

10P3 AT 2043



00136264

TICOR TITLE INSURANCE

THE GRANTOR(S) CHRISTOPHER BYRNE AND NUALA MURPHY, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

MARK E. FOX and JASON S. PIERCE

an unmarried man

(GRANTEE'S ADDRESS) 623 West Buckingham, 2nd Floor, Chicago, Illinois 60657, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 2 IN 4711 NORTH MAGNOLIA AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN THE SUBDIVISION ~~IN THE SUBDIVISION~~ OF LOTS 63, 64 AND THE SOUTH 5 FEET OF LOT 65 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 19, 1999, AS DOCUMENT 99-980701, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 14-17-105-011-0000

Address(es) of Real Estate: 4711 North Magnolia Avenue, Unit No. 2, Chicago, Illinois 60640

Dated this 15 Day of February 2000.

By: Christopher Byrne
Christopher Byrne

By: Nuala Murphy
Nuala Murphy

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STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
FEB 23 '00
DEPT. OF REVENUE
RD. 11189

617034
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
FEB 23 '00
DEPT. OF REVENUE
RD. 11189
270.00

★ 006682
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE FEB 23 '00
★ RD. 11189
★ 25.00
★

★ 006681
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE FEB 23 '00
★ RD. 11189
★ 300.00
★

★ 006680
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE FEB 23 '00
★ RD. 11189
★ 300.00
★

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)

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ss.

COUNTY OF COOK)

00136264

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

CHRISTOPHER BYRNE and NUALA MURPHY

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 15 day of February 2000.


NOTARY PUBLIC



Prepared By: Kevin P. Burke, Esq.
SMITH, HEMMESCH, BURKE & BRANNIGAN
11 East Adams, Suite 1400
Chicago, Illinois 60603-6304

Mail To: Peter N. Weil
175 Olde Half Day Road
Lincolnshire, Illinois 60069



Name & Address of Taxpayer:

Mark E. Fox and Jason S. Pierce
4711 North Magnolia Avenue
Unit No. 2
Chicago, Illinois 60640