

Mail to: _____

Elizabeth Jurkacek

180 N. Michigan #340

Chicago IL 60601



1 of 4

This instrument was prepared by:

Todd Bancroft
Equity Client Services L.L.C.
211 East Ohio
1625
Chicago, IL 60611

CTIC CIECH

WARRANTY DEED

THIS WARRANTY DEED from **STEPHEN W. BANCROFT** and **CHERYL A. BANCROFT**, of 36W948 Walnut Ridge Lane, St. Charles, Illinois 60174 (the "Grantor"), to **JAMES M. CONNOLE** and **STEVEN J. PECK** of 4473 North lake Drive, Shorewood, Wisconsin 53211 (the "grantee"),

21123800

WITNESSETH that:

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, not in Tenancy In Common, but in Joint Tenancy with rights of survivorship, and to their successors, heirs and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

7975210

LEGAL/COMMON Address: Unit 4201, 401E Ontario, Chicago, IL 60611
(See Exhibit A attached hereto and made a part hereof).

LAND

and exclusive right to Parking Space PG 3.

NO ABSTRACT

Grantor also hereby grants to Grantee, their successors and assigns, all rights and easements appurtenant to the subject unit described herein, and the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, successors and assigns forever.

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CITY TAX



CITY OF CHICAGO

FEB.-6.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011417

REAL ESTATE
TRANSFER TAX

04950.00

FP 102805

STATE TAX



STATE OF ILLINOIS

FEB.-5.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000022544

REAL ESTATE
TRANSFER TAX

00660.00

FP 102808

COUNTY TAX



COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB.-5.02

REVENUE STAMP

0000022604

REAL ESTATE
TRANSFER TAX

00330.00

FP 102802

20169081

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Grantor does covenant, promise and agree that he has not done or suffered to be done anything whereby the said described property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and Grantor will warrant and defend same for all persons claiming by through or under Grantor, subject to the matters set forth below.

This Deed is subject to (i) all rights, easements, covenants, conditions, restrictions and reservations contained in the Condominium Declaration the same as though the provisions of the Condominium Declaration were recited and stipulated at length herein, as amended from time to time; (ii) general real estate taxes not yet due and payable; (iii) special taxes and assessments for improvements not yet completed; (iv) applicable zoning and building laws and ordinances; (v) covenants, conditions, restrictions, and building lines of record; (vi) party wall rights and agreements, if any; (vii) encroachments; (viii) public, private and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Act; (x) installments due after Closing for assessments levied pursuant to the Condominium Declaration; and (xi) acts done or suffered by the Purchaser.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed as of the date set forth below

DATE: December 14, 2001

Stephen W. Bancroft
STEPHEN W. BANCROFT

Cheryl A. Bancroft
CHERYL A. BANCROFT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that STEPHEN W. BANCROFT and CHERYL A. BANCROFT are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such member, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal December 14, 2001.

Linda Szarkowski
Notary Public



20169081

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STREET ADDRESS: 401 EAST ONTARIO STREET
CITY: CHICAGO . COUNTY: COOK
TAX NUMBER: 17-10-208-017-1004

LEGAL DESCRIPTION:

PARCEL 1: UNIT 4201 IN THE 401 EAST ONTARIO CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 19 AND 20 (EXCEPTING THEREFROM THE WESTERLY 4 FEET THEREOF) IN THE CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32, IN KINZIE'S ADDITION TO CHICAGO, IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99310979 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-G-3-, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99310979.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES AS SET FORTH IN THE DECLARATION OF COVNANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 99310978.

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