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0020377556

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2002-04-03 09:24:26

Cook County Recorder 23.50

WARRANTY DEED
TENANTS BY THE ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)



THE GRANTORS, Fox Partners, L.P., of Oak Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Steven Settle and Silvia Santana Settle, husband and wife, of 2524 North Kedzie, 1E, Chicago, Illinois 60647, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 4616-2 IN THE 4616-4618 NORTH RACINE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 21 AND THE SOUTH 10 FEET OF LOT 20 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF SECTION, WHICH LIES NORTH OF THE SOUTH 860 FEET AND EAST OF GREENBAY ROAD, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 27, 2001 AS DOCUMENT NUMBER 0010900673, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 27, 2001, 2001, AS DOCUMENT NUMBER 0010900673.

Subject To: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2001/2002 and subsequent years.

Permanent Index Number: 14-17-111-017-0000 V. 478.
Property Address: 4616-2 North Racine Street, Chicago, Illinois 60640.

Note: The tenant of said unit has waived or has failed to exercise the right of first refusal.

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, aforesaid, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, FOREVER.

Dated this 5th day of March, 2002.

Fox Partners, L.P.
By: R. P. Fox & Associates, Inc., its General Partner

By: 
Michael Fox, Vice President

PRairie Title
EQUITY NOTARIAL
OAK PARK, ILLINOIS
02-38162

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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 Michael Fox, personally known to me to be the Vice-President of R.P. Fox & Associates, Inc., an Illinois corporation, and 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 as such Vice- President, signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Officers of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal

this 5th day of March, 2002.

Commission expires 3-15-2004



Maria A. Cristiano
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6317 West North Avenue, Oak Park, Illinois 60302.

Mail To:

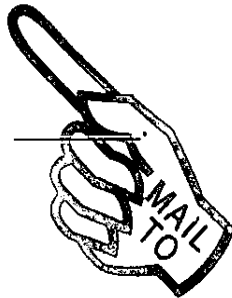
Marc E. Sherwood
Attorney at Law
309 West Washington #500
Chicago, IL 60606

Send Subsequent Tax Bills To:

STEVEN Settle
4616-2 Racine
Chicago, IL 60640

OR

Recorder's Office Box No.:



City of Chicago
Dept. of Revenue
273784
03/27/2002 11:21 Batch 10269 12



Real Estate
Transfer Stamp
\$1,875.00

STATE TAX
STATE OF ILLINOIS
MAR. 28. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 28. 02
REVENUE STAMP

0000037352
REAL ESTATE
TRANSFER TAX
0025000
FP 326660

0000074952
REAL ESTATE
TRANSFER TAX
0012500
FP 326670