

UNOFFICIAL COPY

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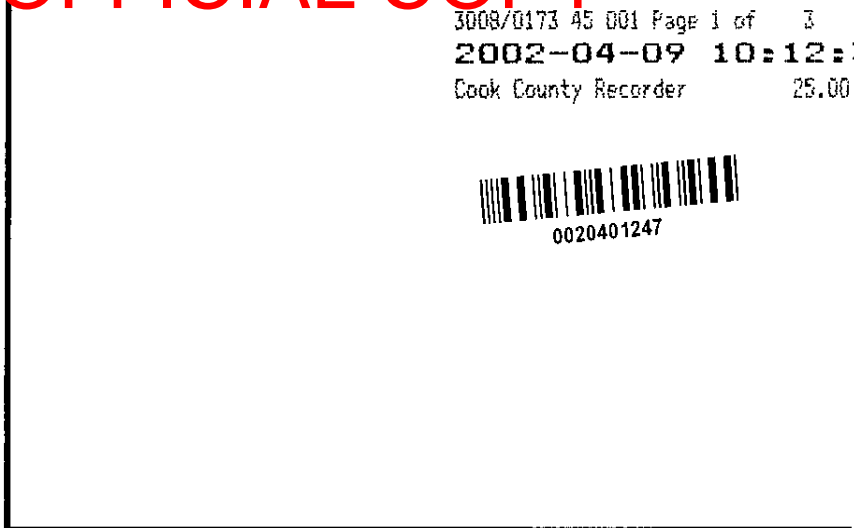
3008/0173 45 001 Page 1 of 3
2002-04-09 10:12:32
Cook County Recorder 25.00



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

Handwritten notes: 19/2, 87335280 WA North CTX, NJ



Handwritten number: 3

THE GRANTOR, Roberta L. Chiovari, a single woman never married, 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, CONVEYS and WARRANTS to David J. Hagedorn of 4354 N. Winchester, No. 1, Chicago, Illinois 60613 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:

SEE ATTACHED EXHIBIT "A"

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 and subsequent years; easement created by deed recorded with the Recorder's Office of Cook County, Illinois (the "Recorder"), as Doc. No. 88174207; easement created by and contained in document recorded with the Recorder as Doc. No. 23115458; and, the terms, provisions covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded with the Recorder as Doc. No. 97067011,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

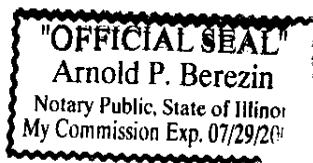
Permanent Real Estate Index Number(s): 14-20-103-092-1006
Address(es) of Real Estate: Unit 3, 1246 W. Byron, Chicago, Illinois 60613

Dated this **MAR 25 2002** day of March, 2002

Roberta L. Chiovari

STATE OF ILLINOIS, COUNTY OF COOK ss.

SUBSCRIBED AND SWORN TO BEFORE ME BY Roberta L. Chiovari, a single woman never married, this 25th day of March, 2002.



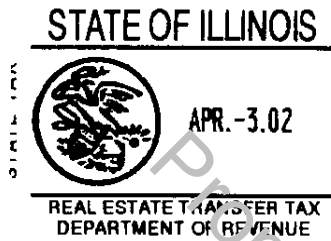
NOTARY PUBLIC

BOX 333-CIT

STATE OF ILLINOIS, COUNTY OF COOK ss. **UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Roberta L. Chiovari, a single woman never married, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 _____ day of March, 2002



REAL ESTATE TRANSFER TAX # 0000025918 0020000 FP 102808

_____(Notary Public)

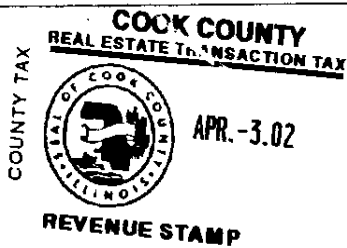
Prepared By: David J. Kendle, Esq. Kendle, Mikuta & Fenstermaker 221 N. LaSalle, Suite 1430 Chicago, Illinois 60601

Mail To: Jeffrey S. Gross, Esq. 1700 N. Rockwell Chicago, Illinois 60647

Name & Address of Taxpayer: David J. Hagedorn Unit 3, 1246 W. Byron Chicago, Illinois 60613

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REAL ESTATE TRANSFER TAX # 0000013045 01500.00 FP 102805



REAL ESTATE TRANSFER TAX # 0000025994 0010000 FP 102802



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1246-B IN THE BYRON STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

THE WEST 63.97 FEET OF LOT 1 AND THE WEST 63.97 FEET OF THE NORTH 2.45 FEET OF LOT 2, THE WEST 103.97 FEET OF LOT 2 (EXCEPT THE NORTH 2.45 FEET THEREOF), LOT 3 (EXCEPT THAT PART OF THE NORTH 4.45 FEET LYING EAST OF THE WEST 103.97 FEET THEREOF) AND THE WEST 178.00 FEET OF LOTS 3, 4, AND 5 (EXCEPT THE NORTH 4.45 FEET, LYING EAST OF THE WEST 103.97 FEET OF SAID LOT 3) IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALL AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGH SCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF LOTS 3, 4 AND 5 LYING EAST OF THE WEST 178.00 FEET (EXCEPT THE NORTH 4.45 FEET OF SAID LOT 3) IN IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALL AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGH SCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 97067011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-12, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97067011

PARCEL 3:

LOT 32 IN HENRY G. FOREMAN'S 2ND ADDITION TO VILLAGE OF FOREST PARK, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF AURORA, ELGIN AND CHICAGO RAILROAD (EXCEPT THE WEST 364.10 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

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