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2002-05-23 14:51:03
Cook County Recorder 27.50



0020590871

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481780 ESCROW
WARRANTY DEED

THIS INDENTURE, made this 29th day of April, 2002, THE GRANTOR, David W. Ellis, a divorced person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars in hand paid, and other good and valuable consideration, conveys and warrants to Steven Byron, an unmarried person, (the "GRANTEE"), of 3936 N. Ashland, Chicago, Illinois 60613, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO AS EXHIBIT A

SUBJECT TO: (a) covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions, of the Declaration of Condominium and all amendments, if any, thereto; (b) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (c) encroachments, if any; (d) party wall rights and agreements, if any; (e) existing leases and tenancies; (f) limitations and conditions imposed by the Condominium Property Act; (g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment; (i) installments not due at the date hereof or any special tax or assessment for improvements heretofore completed; (j) mortgage or trust deed specified below, if any; (k) general taxes for the year 2001 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2001; and (l) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium

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

Real Estate Tax Number: 14-17-401-070-1025
Address of Property: 4118 North Kenmore #GN, Chicago, Illinois 60613

DATED this 29th day of April 2002.

David W. Ellis


TICOR TITLE INSURANCE

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STATE TAX

STATE OF ILLINOIS



MAY.22.02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013968

REAL ESTATE TRANSFER TAX
00244.00
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.22.02


REVENUE STAMP

0000003907

REAL ESTATE TRANSFER TAX
00122.00
FP326707

CITY TAX

CITY OF CHICAGO



MAY.22.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004735

REAL ESTATE TRANSFER TAX
01830.00
FP 102803

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that David W. Ellis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 29th day of April, 2002, 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.

Lisa M. Starcevic

Notary Public



Property of Cook County Clerk's Office

THIS INSTRUMENT WAS PREPARED BY:

Lisa M. Starcevic
Williams, Collins & Bax, P.C.
20 North Wacker Drive, Suite 3230
Chicago, Illinois 60606

1806502

SEND SUBSEQUENT TAX BILLS TO:

Steven Byron
4118 North Kenmore #GN
Chicago, Illinois 60613

AFTER RECORDING, RETURN DEED TO:

Mr. Michael Yashar
Cardenas, Yashar & Morgan, P.C.
~~221 North LaSalle Street, Suite 2300~~
Chicago, Illinois 60604



829 N. Milwaukee
Chicago IL 60622

EXHIBIT A

PARCEL 1:
UNIT NUMBER 4118-GN IN THE GRACELAND TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN LOTS OR PARTS OF LOTS IN THE SUBDIVISION OF BLOCK 6 IN BUENA PARK AND OF THE WEST 205 FEET OF LOTS 18 AND 21 OF IGLEHART'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98353980, AS SET FORTH WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,

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