

0020671143

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2002-06-14 14:32:57

Cook County Recorder 25.50



0020671143

AFTER RECORDING
RETURN TO:

Scott D. Hodes, Esq.
180 North LaSalle Street
Suite 1916
Chicago, Illinois 60601

WARRANTY DEED

GRANTOR, Bruce A. Zivian,
never married, 2230 North
Lincoln, Chicago, Illinois, for
and in consideration of Ten and

(Save for Recorder's Information)

and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged do hereby grant, convey and warrant unto **Bradford C. Stanley and Harlan F. Stanley**, not as tenants in common but as joint tenants with rights of survivorship, all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to covenants, conditions and restrictions of record; hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois.

P.I.N.: 14-33-109-056-1008 and 14-33-109-056-1028

Address of Real Estate: 2230 North Lincoln Avenue, Unit 303, Chicago, Illinois 60614

IN WITNESS WHEREOF, said Grantor has subscribed his name hereto, in the City of Chicago, State of Illinois, this 13th day of June, 2002.



Bruce A. Zivian

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UNOFFICIAL COPY

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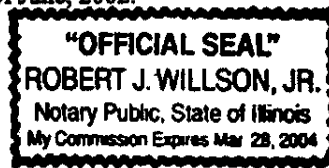
STATE OF ILLINOIS)
COUNTY OF COOK) SS

The undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that Bruce A. Zivian, who is 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 he signed, sealed, and delivered the said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of June, 2002.



Notary Public






DOCUMENT PREPARED BY:

Pachter, Gregory & Finocchiaro, P.C.
790 Estate Drive - Suite 150
Deerfield, Illinois 60015
Attn: Larry H. Pachter, Esq.

SEND SUBSEQUENT TAX BILLS TO:

Bradford C. Stanley
Harlan F. Stanley
2230 North Lincoln Avenue Unit 303
Chicago, Illinois 60622

CITY OF CHICAGO CITY TAX  JUN. 14. 02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX 0296250 FP326575 # 000000000
STATE OF ILLINOIS STATE TAX  JUN. 14. 02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX 0039500 FP326703 # 0000004295
COOK COUNTY COUNTY TAX  JUN. 14. 02 REAL ESTATE TRANSACTION TAX REVENUE STAMP	REAL ESTATE TRANSFER TAX 0019750 FP326657 # 0000002158

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Exhibit A

Unit 301 and Parking Space Unit P-9 in Emerald City Condominium as delineated and defined on the plat of survey of the following described Parcel of real estate:

Lots 8, 9 and 10 in S. Smith's Subdivision in the East 1/2 of Block 10 in Canal Trustee's Subdivision of the North 1/2 and the North 1/2 of the Southeast 1/4 and East 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, and of Lot 21 in Wislizenus Subdivision of the West 1/2 of Block 10 in Canal Trustee's Subdivision aforesaid (except therefrom that part lying below a horizontal plan having an elevation of 30.20 feet above Chicago City Datum lying within the boundaries projected vertically of that part of said land described as follows: beginning at the most Easterly corner of Lot 10; thence South 45 degrees 06 minutes 47 seconds West along the Southeasterly line of Lot 10 for a distance of 28.23 feet; thence North 44 degrees 50 minutes 45 seconds West 4.29 feet; thence South 45 degrees 09 minutes 15 seconds West 3.38 feet; thence North 44 degrees 50 minutes 45 seconds West 19.40 feet; thence North 45 degrees 09 minutes 15 seconds East 7.58 feet; thence South 44 degrees 50 minutes 45 seconds East 1.03 feet; thence North 45 degrees 09 minutes 15 seconds East 15.86 feet to the Northeasterly line of said Lots; thence South 45 degrees 09 minutes 00 seconds East along said Northeasterly line of said Lots 59.64 feet to the point of beginning) in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded December 9, 1997 as document number 97925041 and re-recorded May 26, 1998 as document number 98434523, as amended from time to time, together with its undivided percentage interest in the common elements.