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448 0110 53 001 Page 1 of 3
2002-06-25 10:11:58
Cook County Recorder 25.00

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)



THE GRANTOR(S), ^{MARRIED TO}
DOUGLAS BEER ^{and} AMY PRASKAC,
~~Husband and Wife~~
of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and valuable
consideration in hand paid,

CONVEY and WARRANT to
~~DAN LYNCH and LAURA LYNCH, *~~
Husband and Wife
11480 Shade Cove Ct.
Orland Park, IL 60167

*** DANIEL P. LYNCH AND LAURA M. LYNCH**

as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of
Cook in the State of Illinois, to wit:

Ⓜ

"See Legal Attached"

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

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 as TENANTS BY THE ENTIRETY forever

Permanent Real Estate Index Number(s): 14-20-423-052-1001

Address(es) of Real Estate: 3241 N. Seminary, #1, Chicago, Illinois 60657

DATED this 16th day of June 2002

Douglas Beer (SEAL)
DOUGLAS BEER

Amy Praskac (SEAL)
AMY PRASKAC
Waiver of Homestead Only

735

1083

REC

SA 221311

STATE OF ILLINOIS



JUN. 19.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0047000
FP 102808

0000030752

COUNTY TAX



JUN. 19.02

REVENUE STAMP

0000030848

REAL ESTATE TRANSFER TAX
0023500
FP 102802

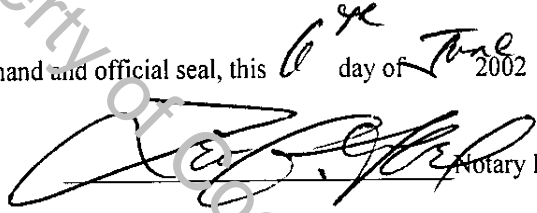
BOX 333-CTI

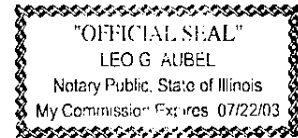
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State of Illinois |
| SS
County of Cook |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **DOUGLAS BEER and AMY PRASKAC**, personally known to me to be the same persons whose names 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 6th day of June 2002


Notary Public



Commission expires:

This instrument prepared by:
Leo G. Aubel
Mandel, Lipton and Stevenson Limited
203 N. LaSalle Street, Suite 2210
Chicago, IL 60601

Send subsequent tax bills to:
Dan + Laura Lynch
3241 N. Seminary, Unit 1
Chicago, IL 60657
Mail to

John H. Ciprian, Jr.
8501 W. Higgins Road, #440
Chicago, Illinois 60631

OR RECORDER'S OFFICE BOX NO. _____

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STREET ADDRESS: 3241 N SEMINARY #1
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 14-20-423-052-1001

LEGAL DESCRIPTION:

PARCEL 1:

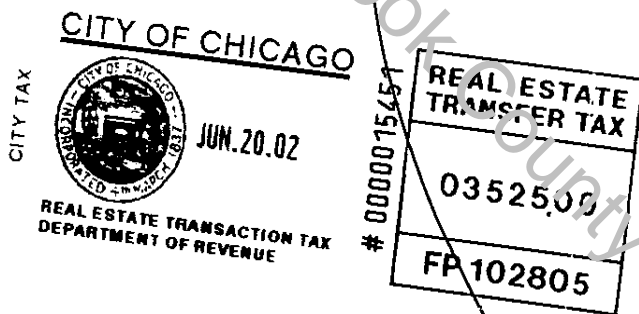
UNIT NUMBER 1 IN THE 3241 NORTH SEMINARY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 8 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP FORTY 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97809167; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 97809167.



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