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2002-07-23 10:05:35
Cook County Recorder 25.00

WARRANTY DEED

ILLINOIS STATUTORY
(Individual to Individual)



THE GRANTORS,

JAMES P. DUFF and SUSAN M. DUFF,
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 considerations in hand paid,
CONVEY and WARRANT unto

Michael S. SCOTT MOWBRAY and Nancy Mowbray, husband and wife, not as tenants in common nor as joint tenants
but as tenants by the entirety.

of 1530 S. State Street, City of Chicago, County of Cook, State of Illinois, GRANTEES, all interest in the following
described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto

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

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; and general real estate
taxes for the year 2001 and subsequent years.

Permanent Index Number (PIN): 17-22-103-054-1004

Property Address: 1334 S. Wabash Unit D, Chicago, Illinois 60605

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 30th day of May,
2002.

BOX 333-CT1

James P. Duff
JAMES P. DUFF
Susan M. Duff
SUSAN M. DUFF

STATE OF ILLINOIS

STATE TAX



JUL. 18. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032843

REAL ESTATE
TRANSFER TAX

0029000

FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUL. 18. 02

REVENUE STAMP

0000032949

REAL ESTATE
TRANSFER TAX

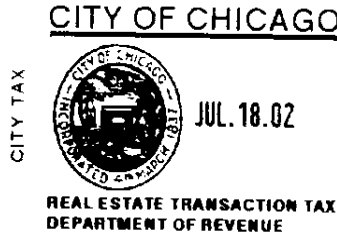
0014500

FP 102802

SA 2228012 22044387
I see new LPA no abolition CT1

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



REAL ESTATE TRANSFER TAX
0217500
FP 102805

0000016328

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JAMES P. DUFF AND SUSAN M. DUFF, 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 instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of May, 2002.



Kathy Kurlander

Notary Public

This instrument was prepared by:

Theodore W. Grippo, Three First National Plaza, Suite 2315, Chicago, Illinois 60602

MAIL TO:

Elka Nelson
19 S. Lasalle St. Suite 602
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Scott and Nancy Mowbray
1334 S. Wabash Unit D
Chicago, IL 60605

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1334D IN FILMWORKS II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 52.00 FEET OF LOT 2 (EXCEPT THE NORTH 16.89 FEET THEREOF); TOGETHER WITH THE EAST 52 FEET OF LOTS 3 AND 4, ALL IN BLOCK 10 IN ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 52 FEET OF LOT 36 IN HARRINGTON'S ADDITION TO BLOCK 17 IN ASSESSOR'S DIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 5, 1998 AS DOCUMENT 98006589 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENTS RECORDED JUNE 12, 1995, AS DOCUMENT 95380567.

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