

UNOFFICIAL COPY

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2002-07-31 09:34:04
Cook County Recorder 25.50

J03- WARRANTY DEED
Statutory (Illinois)
(individual to individual)

02-02174

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of Wmerchantability or fitness for a particular purpose.

THE GRANTOR

Anne M. Patanella, a
single woman
1670 Claremont, #307



0020834608

Above Space for recorder's use only

of the City of Chicago County of Cook State of Illinois for and in consideration of
Ten and 00/100 DOLLARS, and other good and valuable considerations
\$10.00 in hand paid, CONVEY and WARRANT to:

Robert J. Marshall
6305 W. 92nd St., Oak Lawn, IL

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois,
to wit:

See Exhibit A attached hereto.

3m

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 which are not violated, do not interfere
with the residential use of the Property and which contain no right of reverter or re-entry; public utility
easements which do not underlie the improvements; the Condominium Declaration; the Illinois
Condominium Property Act; and general real estate taxes not yet due and payable at time of closing;

Permanent Real Estate Index Number(s): 14-31-326-073-1027;
Address(es) of Real Estate 1670 Claremont, #307, Chicago, IL

Dated this 22 day of July, 2002.

(Signature of Anne M. Patanella)

(SEAL) (SEAL)

Anne M. Patanella

Anne M. Patanella

(SEAL) (SEAL)

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, Deborah Asher the undersigned, a Notary Public in
and for said County, in the State aforesaid,

DO HEREBY CERTIFY that _____
Anne M. Patanella



personally known to me to be the same person s whose name s subscribed
to the foregoing instrument, appeared before me this day in person, and
I have acknowledged that they signed, scaled and delivered the said instrument as
a 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 22nd day of July, 2002.

Commission expires 6.12, 2002
NOTARY PUBLIC

This instrument was prepared by Deborah S. Ashen, Garfield & Merel, Ltd., 223 W. Jackson Blvd.,
Suite 1010, Chicago, IL 60606, (312) 288-0104
(Name and Address)

MAIL TO: JOSEPH W. ROGUL
(Name)
4635 W. 63rd St.
(Address)
CHICAGO, IL 60639
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
ROBERT J. MARSHALL
(Name)
1670 N. CLAREMONT
(Address)
#367
CHICAGO, IL 60647
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
284285 \$2,115.00
07/30/2002 14:15 Batch 05018 86



COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 30.02
REVENUE STAMP

0000084105
REAL ESTATE
TRANSFER TAX
0014100
FP326670

STATE TAX
STATE OF ILLINOIS
JUL. 30.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000042751
REAL ESTATE
TRANSFER TAX
0028200
FP326660

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 307 IN THE BUCKTOWN IRONWERKS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: CERTAIN LOTS AND/OR PARTS OF LOTS IN ISHAM'S RESUBDIVISION OF PART OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE SECTION 31, TOWNSHIP 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 99212032; TOGETHER ET WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-307, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99212032.

Common Address: 1670 N. Claremont, \$307, Chicago, IL
P.I.N.: 14-31-326-073-1027

PROPERTY OF COOK COUNTY CLERK'S OFFICE