

UNOFFICIAL COPY

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9736/0176 45 001 Page 1 of 3
2002-07-31 12:03:49
Cook County Recorder 47.00

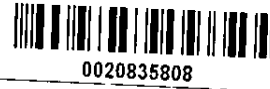
GENERAL WARRANTY DEED
NON HOMESTEAD PROPERTY

MAIL TO: # 02611-G

ELOUR WALLACH'S BRAUN FC
25 E WASHINGTON 925 Chicago IL 60602

Name & address of taxpayer:

Jeffrey N. Gell
2031 W. ST PAUL, UNIT B
CHICAGO IL 60647



Grantor(s), Nebojsa Bojovic, married to Nada Bojovic, of the City of Chicago, State of Illinois, and Branislav Zuric, a single man, of the City of Chicago, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEYS AND WARRANTS to Grantee, JEFFREY GELL AND LINDSEY LUIS of 1038 W. Montana St. Apt #3, Chicago, Illinois in the following described Real Estate situated in the County of Cook, of 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. The condominium declaration, if any and the Illinois condominium act, if applicable, general real estate taxes not yet due and payable. Permanent Real Estate Index Number(s): 14-31-325-018-0000 and 14-31-325-017-0000. Address of property: 2031 West St. Paul, Unit 2W and P-2, Chicago, Illinois. Dated this 15th day of July, 2002.

Nebojsa Bojovic by Branislav Zuric
as attorney in fact

Nebojsa Bojovic

Branislav Zuric

Date

7/15/02

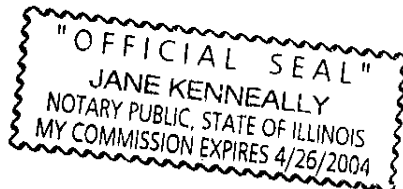
STATE OF ILLINOIS)
COUNTY OF COOK)

BOX 333-CTI

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Nebojsa Bojovic, married to Nada Bojovic, and Branislav Zuric, a single man, 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 acts, 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 15th day of July, 2002.

[Signature]
NOTARY PUBLIC

This instrument was prepared by Mitchell C. Chapman, Esq. 4343 N. Clarendon Ave. St. Suite 104-6 Chicago, Ill. 60613



459.00


Handwritten notes on the left margin: "02611-G", "575037298", "18740515", "MS", "MS"

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STATE TAX

STATE OF ILLINOIS



JUL.29.02

0000033487


REAL ESTATE TRANSFER TAX
00530.00
FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL.29.02


0000033519

REAL ESTATE TRANSFER TAX
00265.00
FP 102802

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



JUL.29.02

0000026752

REAL ESTATE TRANSFER TAX
03975.00
FP 102805

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2W IN THE 2029-2031 WEST ST. PAUL CONDOMINIUMS, AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 17 AND LOT 18 IN BLOCK 1 IN BRADWELL'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE 17 ACRES IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF 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 0020469194, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-2, AS A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020469194 AND SURVEY ATTACHED THERETO.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT (I) GENERAL REAL ESTATE TAXES AND SPECIAL TAXES OR ASSESSMENTS NOT THEN DUE AND PAYABLE; (II) THE ACT; (III) THE CONDOMINIUM DOCUMENTS INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (IV) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; (V) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (VI) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; (VII) EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD; AND (VIII) LIENS, ENCROACHMENTS AND OTHER MATTERS OVER WHICH CHICAGO TITLE INSURANCE COMPANY IS WILLING TO INSURE AT PURCHASER'S EXPENSE; PROVIDED, HOWEVER, THAT NONE OF THE FOREGOING TITLE EXCEPTIONS SHALL MATERIALLY AFFECT THE PURCHASER'S USE AND ENJOYMENT OF THE PURCHASED UNIT.

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