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WARRANTY DEED Statutory (IL) (Individual to Individual)

THE GRANTOR(S), JOHN J. FRANCES III a/k/a JOHN J. FRANCIS III, a married man

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY _ and WARRAN7 _ to JEFFREY J. ZEIGER of 1621 Strathshire Hall Place, Powell, Chic and Elizabeth Marcotic ***

1135/0159 A5 001 Page 1 of 3
2002-08-19 11:12:48
Cook County Recorder 25.00



unmarried *unmarried

(The Above Space For Recorder's Use Only)

not in Tenancy in Comion, but in JOINT TENANCY, the following described Real Es'ate situated in the County of Cook, the State of Illinois, to wit:

(See Reverse Side Hereof for Legal Description)

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 not in tenancy on common but in JOINT TENANCY forever.

THIS IS NOT HOMESTEAD PROPERTY.

DATE: August 971, 2002.

THIS IS NOT HOMESTEAD PROPERTY THE SPOUSE OF JOHN J. FRANCIS III NEVER RESIDED IN THE PROPERTY.

Permanent Real Estate Index Number(s): 14-32-216-048-1/03

Address(es) of Real Estate:

2111 N. Kenmore, Unit 3, Caic 1go, IL 60614

ohn J. Frances III a/k/a John J. Francis III

MAIL TO:

Mr. Thomas Thorson Mathai & Thorson 3601 N. Ashland Chicago, IL 60613 SEND SUBSEQUENT TAX BILLS TO:

Mr. Jeffrey J. Zeiger 2111 N. Kenmore, Unit 3 Chicago, Illinois 60614 325

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Legal Description:

Parcel 1. Unit 3 in the 2111' Kenmore Condominiums, as delineated on a survey of the following descried real estate:

Lot 25 in Sub-block 2 in James Morgan's Subdivision of the East half of Block 10 in Sheffield's Addition to Chicago, being a subdivision in the North East Quarter of Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 91414951 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S-3, a Limited Common Element as delineated on the survey attached to the Declaration aforesaid recorded as Document 91414051.

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 Condo minium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set for the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO:

General real estate taxes not due and payable at the time of closing; Encroachment of stairs over and cuto land West of and adjoining land, as disclosed by survey attached to Declaration of Condominium recorded as Document 91414051.

STATE OF ILLINOIS)) S.S. COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, ir the State aforesaid, DO HEREBY CERTIFY that John J. Frances III a/k/a John J. Francis III a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before method ay in person, and acknowledged that he signed, sealed and delivered the said instrument as his the and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the left, at

GIVEN under my hand and official seal, this 4 TH day of August, 20

THIS INSTRUMENT WAS PREPARED BY:

Paul R. Buikema GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD. 835 McClintock Drive Second Floor Burr Ridge, Illinois 60527

(630) 655-6000



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 NW6123171 LPA

STREET ADDRESS: 2111 N. KENMORE AVENUE

AUG. 13.02

REVENUE STAMP

UNIT 3

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-32-216-048-1003

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3 IN THE 2111 KENMORE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 25 IN SUB-BLOCK 2 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONCOMINIUM RECORDED AS DOCUMENT NUMBER 91414051 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 91414051.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTIE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DE CRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY, SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCESOPRS AND ASSIGNS, THE RIGHTS ND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

C/6/4's STATE OF ILLINOIS REAL ESTATE TRANSFER TAX AUG. 13.02 0035000 FREAL ESTATE CITY OF CHICAGO REAL ESTATE TRANSFER TAX FP 102808 DEPARTMENT OF REVENUE AUG. 13.82 0262500 REAL ESTATE COOK COUNTY REAL ESTATE TRANSACTION TAX FP 102805 TRANSFER TAX REAL ESTATE TRANSACTION TAX 1034874 DEPARTMENT OF REVENUE 0017500

FP 102802

LEGALD