UNOFFICIAL C 23 970263 05 001 Page 1 of

2002-10-11 15:04:26

Cook County Recorder

28.00

WARRANTY DEED

Mail To: Michael Wasserman, Esq.

221 N. laSalle St., Suite 2040 Chicago, IL 60601-1418



Mail Tax Bills to: Chad Peterson

920 W. Wolfram, Unit 1 Chicago, IL 60657

This Instrument was Prepared By:

Jemes P. Pieczonka 5601 N. Northwest Hwy. Chicago, IL 60631

Chicago, IL 60631

The Grantor(s), JOHN J. KELLY and MARY K. KELLY FLAHERTY, of Crystal lake and Chicago, Illinois for and in consideration of TEN and no/100 dollars and other good and valuable consideration in hand caid, CONVEY(s) and WARRANT(s) to:

CHAD PETERSON of 841 W. Armitage Chicago, IL 60614

in SEVERALTY, the following described real estate situated in Cook, County, Illinois, to wit:

Parcel 1:

Unit No. 1 in the 920 W. Wolfram Condominium as delineated on a survey of the following described real estate; Lot 13 in Block 4 in Henry Wolfram's Subdivision of Outlot 8 of Canal Trustees Subdivision of the East 1/2 of the Northeast 1/4 of Section 29, 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 I ocument No. 0020804801 together with its undivided percentage in the common elements. all in Cook County, Illinois.

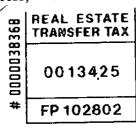
Parcel 2;

The exclusive right to the use of P-1, a limited common element as delineated on the survey attached to the Declaration Aforesaid recorded as Document Number 0020804801.

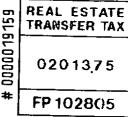
RPIN: 14-29-225-017

Common Address; 920 W. Wolfram, Unit 1, Chicago, IL 60657









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"Grantors also hereby grant 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, aforesaid, and Grantors reserve to themselves, their successors and assigns, the rights and easements set forth in said Declaration for the benefit of 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."

The Terant of Unit 3 has waived or has failed to exercise the Right of First refusal.

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 in Severalty.

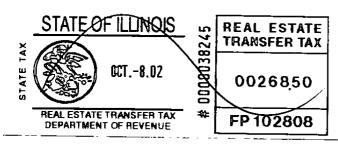
DATED this 2 day of September, 2002

| JOHN J. KEILLY | MARY K. KEILLY FLAVERTY

| 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 that JOHN J. KELLY and MARY K. KELLY FLAHERTY, 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 acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the Right of Homestead.

My Commission expires: 5/8/4 NOTARY PUBLIC



OFFICIAL SEAL

JAMES P PIECZONKA

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/08/04

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Exhibit "A"

Legal Description

Parcel 1:

Unit No. 1 in the 920 W. Wolfram Condominium as delineated on a survey of the following described real estate; Lot 13 in Block 4 in Henry Wolfram's Subdivision of Outlot 8 of Canal Trustees Subdivision of the East 1/2 of the Northeast 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached at Exhibit "A" to the Declaration of Condominium recorded as Document No. 0020804801 together with its undivided percentage in the common elements, all in Cook County, Illinois.

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RPIN: 14-29-225--017

am, Un. 920 W. Wo'rram, Unit 1, Chicago, IL 60657 Common Address;