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2003-01-07 09:16:42
Cook County Recorder 28.00



0030025226

Warranty Deed
TENANCY BY THE
ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)

Above Space for Recorder's Use Only

THE GRANTOR(S) David Lane, and Ann Yabroff, husband and wife, of the City of Chicago, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to Szabolcs Paldy and Izabella Maholanyi, husband and wife, 1936 N. Clark, Apt. #812, Chicago, IL not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 1615, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOT 6 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD, WHICH IS 228 FEET 4-3/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE, WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY). ALSO THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST AND THE NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 23400546, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956, AND RECORDED JUNE 17, 1957, AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG THE BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND, DESCRIBED AS FOLLOWS: THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4-3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE, WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE) IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

 JAN. - 3.03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000004311

REAL ESTATE TRANSFER TAX
0024000
FP 102308

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 JAN. - 3.03


REVENUE STAMP

0000043367

REAL ESTATE TRANSFER TAX
0012000
FP 102802

CITY TAX

CITY OF CHICAGO

 JAN. - 3.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0800000709

REAL ESTATE TRANSFER TAX
0180000
FP 120805

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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** as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

SUBJECT TO: General taxes for 2001 and subsequent years.

Permanent Index Number (PIN): **14-28-206-005-1295**

Address(es) of Real Estate: **340 WEST DIVERSEY, UNIT 1615, CHICAGO, ILLINOIS 60657**

Dated this 27th day of Nov., 2002.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

David Lane (SEAL) Ann Yabroff (SEAL)

DAVID LANE ANN YABROFF

_____(SEAL) _____(SEAL)

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 David Lane, and Ann Yabroff husband and wife, 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 they signed, sealed and delivered
 the said instrument as their free and 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 27th day of Nov., 2002.

Commission expires _____

[Signature]
 NOTARY PUBLIC

This instrument was prepared by: Richard Cohn, 221 North LaSalle St, Suite 2040, Chicago, Illinois 60601

MAIL TO:

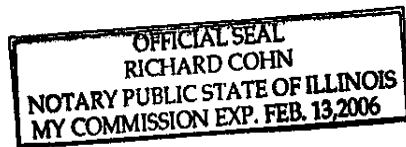
Ms. Judith Fors
4669 North Manor Avenue
Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO:

Szaboics Paldy & Izabella Maholanyi
340 North Diversey, #1615
Chicago, Illinois 60657

OR

Recorder's Office Box No. _____



30025226