2003-02-10 10:52:59 Cook County Recorder

28.00

PREPARED BY:

Joshua Hanna, Esq. Lord, Bissell & Brook 115 South LaSalle Street Chicago, Illinois 60603



SEND SUBSEQUENT TAX BILLS TO:

Patrick Arbor 180 E. Pearson Street #5705 Chicago, Illinois 60611

UPON RECORDING MAIL TO:

Vanessa C. Fry, Esq. Diambri & Caravello 300 Green Bay Road Highwood, Illinois 60049

WARRANTY DEED

Awidower

THE GRANTOR WILLIAM A. ANDER ON of City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and ro/100 (\$10.00) Dollars and other good and valuable considerations in hand paid,

CONVEYS AND WARRANTS to PATRICK ARBOR residing at 4700 Winnetka Avenue, Winnetka, IL 60093 all interest in the following describe real estate, situated in the County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Address of Property: 180 E. Pearson Street #5705, Chicago, Uniois 60611

Permanent Index Number: 17-03-226-065-1169.

More particularly described on Exhibit A attached hereto and made a part hereof.

SUBJECT TO: (a) general real estate taxes for 2002 and subsequent years; (b) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; (c) public and utility easements including any easements established by or implied from the Declaration of Condominium of amendments thereto; (d) party wall rights and agreements; (e) limitations and conditions imposed by the Condominium Property Act; and (f) installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium,

SIGNATURE PAGE TO FOLLOW

BOX 333-CTT

80-79-672 211.2

UNOFFICIAL COPY

Dated as of this 29th day of January, 2003.

William A Anderson

William A. Anderson

STATE OF TLINOIS)
(SS. COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William A. Anderson personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the uses and pu poses therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14 th day of January, 2003.

Notary Public

My commission expires on $\frac{2}{28}$ 2006

"OFFICIAL SEAL"

DIANE F. ALBERTSON

Notary Public, State of Illinois

My Commission Expires 2/28/06

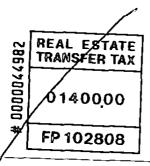
City of Chicago
Dept. of Revenue
299767

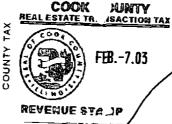
299767 02/06/2003 11:18 Satch 10269

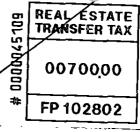
Real Estate Transfer Stamp \$10,500.00

STATE OF ILLINOIS
FEB. -7.03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE







UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 5705, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN CALLED CONDOMINIUM PROPERTY) IN COOK COUNTY, ILLINOIS:

LOTS 4 THROUGH 18, BOTH INCLUSIVE, AND INCLUDING LOTS 7-"A", 7-"B", 7-"C", 7-"D", 7-"F", 7-"F", 11-"A", 11-"B", IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL OUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MARBAN RESUBDIVISION RECORDED DECEMBER 30, 1975 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 23339677, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENT, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR 180 EAST PEARSON STREET CONDOMINIUM, CHICAGO, ILLINOIS, (HEREIN CALLED DECLARATION), RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ON MARCH 29, 1976 AS DOCUMENT NUMBER 23432350; AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE CONDOMINIUM PROPERTY (EXCEPTING FROM THE CONDOMINIUM PROPERTY ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND EY),. SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.