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2003-01-24 10:34:56
Cook County Recorder 34.50



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANCY**

0102-3251
10/23 JB

THE GRANTOR(S), Gary Magdziarz and ^{*} of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to James O. Wahl and Deborah Wahl, his wife, as joint tenants and not as tenants in common, with rights of survivorship
^{* A SINGLE PERSON.}
(GRANTEE'S ADDRESS) 506 W. 21st St., Sterling, Illinois 61081
of the County of Whiteside, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general taxes for the year 2002 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): SEE ATTACHED
Address(es) of Real Estate: 25 E. Superior St., #403, Chicago, Illinois 60611

Dated this 20th day of December, 2002.

Gary Magdziarz

Clerk's Office

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gary Magdziarz and personally known to me to be the same person(s) whose name(s) 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 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 20th day of December, 2002.




(Notary Public)

Prepared By: Neal M. Ross
233 E. Erie St., #203
Chicago, Illinois 60611-2926



Mail To:

Suzanne L. Hall, esq.
1618 Orrington Ave., #320
Evanston, IL 60201

Mail tax bill to:
Name & Address of Taxpayer:
James O. Wahl and Deborah Wahl
25 E. Superior, #403
Chicago, Illinois 60611

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PERMANENT TAX NUMBERS:

17-10-103-004
17-10-103-005
17-10-103-006
17-10-103-007
17-10-103-008
17-10-103-012
17-10-103-013
17-10-103-014
17-10-103-015
17-10-103-018

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL A:

UNIT 403 IN THE FORDHAM CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

THAT PART OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK BEING THE SOUTHWEST CORNER OF SUPERIOR AND CASS STREETS; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK BEING THE WEST LINE OF CASS STREET 106 FEET TO AN ALLEY; THENCE WEST 51 FEET; THENCE NORTH 106 FEET TO THE NORTH LINE OF SAID BLOCK 1, BEING THE SOUTH LINE OF SUPERIOR STREET; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK, 51 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2 AND 3 IN RIGHT REVEREND A. O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 6 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 25 FEET OF THE EAST 101 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE WEST 50 FEET OF THE EAST 151 FEET OF THAT PART LYING NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

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THE EAST 25 FEET OF THE WEST 150 FEET OF THAT PART NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOT 5 IN O.REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

LOT 7 IN O.REGAN'S SUBDIVISION TO THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO OF PART OF THE FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THE WEST 25 FEET OF THE EAST 76 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

ALL THAT PART OF THE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 1 THROUGH 7, INCLUSIVE, (EXCEPT THE WEST 20 FEET THEREOF) IN RT. REV. ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT FROM ALL THE ABOVE, TAKEN AS A TRACT; THE WEST 20 FEET OF LOT 7, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN RT. REVEREND ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED ~~NOVEMBER 12-03~~, 2002 AS DOCUMENT NUMBER 0021328830, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE AS OF THE 13 DAY OF NOVEMBER, 2002 BY FORDHAM 25 E. SUPERIOR L.L.C. RECORDED ~~NOVEMBER~~ 12-03, 2002 AS DOCUMENT NUMBER 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

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PARCEL C:


THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P-762, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-533, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 17. 03


REVENUE STAMP

0000003019

REAL ESTATE TRANSFER TAX
0026125
FP326657

STATE TAX

STATE OF ILLINOIS



JAN. 17. 03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000005138

REAL ESTATE TRANSFER TAX
0052250
FP326703

CITY TAX

CITY OF CHICAGO



JAN. 17. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000004808

REAL ESTATE TRANSFER TAX
0391875
FP326675

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