

UNOFFICIAL COPY

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56270028 55 001 Page 1 of 3
2003-03-10 07:46:04
Cook County Recorder 28.00

GENERAL WARRANTY DEED
NON HOMESTEAD PROPERTY

MAIL TO: *Bart Goldberg*
2551 N Clark #505
Chicago, IL 60614



0030324374

Name & address of taxpayer:

David Fielder
2029 W. St Paul, Unit #1E
Chicago, IL 60647

Grantors, *Nebojsa Bojovic*, married to *Nada Bojovic*, of the City of Chicago, State of Illinois, and *Branislav Zuric*, a single man, of the City of Chicago, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEYS AND WARRANTS to Grantee, *DAVID FIELDER AND RANDALL KIRCHNER* of 66 Egbert Ave., Morristown, New Jersey, not as tenancy in common, but in Joint Tenancy in the following described Real Estate situated in the County of Cook, of the State of Illinois, to wit:

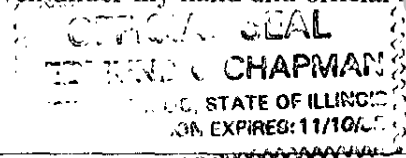
SEE LEGAL DESCRIPTION AND SUBJECT TO CLAUSE ATTACHED HERETO

Permanent Real Estate Index Number(s): 14-31-325-018-0000 and 14-31-325-017-0000. Address of property: 2029 West St. Paul, Unit 1E and P-3, Chicago, Illinois. Dated this 28th day of February, 2003.

Nebojsa Bojovic _____ *Branislav Zuric* _____ *[Signature]* _____
Nebojsa Bojovic Branislav Zuric Date

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, *Nebojsa Bojovic*, married to *Nada Bojovic*, and *Branislav Zuric*, a single man, personally known to me to be the same persons whose names 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 acts, 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 28th day of February, 2003.



Mitchell Chapman

NOTARY PUBLIC

This instrument was prepared by Mitchell C. Chapman, Esq. 4343 N. Clarendon Ave. St. Suite 2204, Chicago, Ill. 60613

BOX 333-CTI


5/15/04 5:17 PM MTK

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAR. -6.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000045992

REAL ESTATE TRANSFER TAX
00489.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAR. -6.03


REVENUE STAMP

0000046120

REAL ESTATE TRANSFER TAX
00244.50
FP 102802

CITY TAX

CITY OF CHICAGO



MAR. -6.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002137

REAL ESTATE TRANSFER TAX
03667.50
FP 120805

30324374

17-000000

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1E IN THE 2029-2031 WEST ST. PAUL CONDOMINIUMS, AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 17 AND LOT 18 IN BLOCK 1 IN BRADWELL'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE 17 ACRES IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020469194, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-3. AS A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020469194 AND SURVEY ATTACHED THERETO.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

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 CONDOMINIUM, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO: (I) GENERAL REAL ESTATE TAXES AND SPECIAL TAXES OR ASSESSMENTS NOT THEN DUE AND PAYABLE; (II) THE ILLINOIS CONDOMINIUM ACT; (III) THE CONDOMINIUM DOCUMENTS INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (IV) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; (V) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (VI) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; (VII) EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD; AND (VIII) LIENS, ENCROACHMENTS AND OTHER MATTERS OVER WHICH CHICAGO TITLE INSURANCE COMPANY IS WILLING TO INSURE AT PURCHASER'S EXPENSE PROVIDED, HOWEVER, THAT NONE OF THE FOREGOING TITLE EXCEPTIONS SHALL MATERIALLY AFFECT THE PURCHASER'S USE AND ENJOYMENT OF THE PURCHASED UNIT.

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