

UNOFFICIAL COPY

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05/01/07 32 001 Page 1 of 2
2000-05-04 14:26:12
Cook County Recorder 23.50

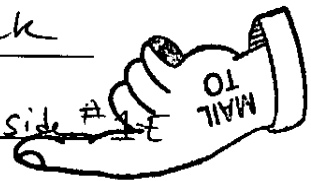
202,643.55 mtg
WARRANTY DEED
1/2

MAIL TO:

ADAM SZWANEK

1244 W. Sunnyside #1-E

CHICAGO, IL 60640



00316253

SEND TAX BILLS TO:

ADAM SZWANEK

1244 W. Sunnyside #1-E

CHICAGO, IL 60640

THE GRANTOR, SHIRLEY A. JAMES, Married to CLARENCE C. JAMES*, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND 00/100 in hand paid, CONVEYS and WARRANTS to ADAM SZWAREK of 5710 N. Rockwell Street, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1244-1 IN THE KATHADOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 108 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT FROM SAID LOT 108 SO MUCH THEREFORE, IF ANY, AS INCLUDED IN SUNNYSIDE AVENUE;,

ZM

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97785792 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

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WARRANTY DEED

hereby releasing and waiving all rights under an by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

* NOT A HOMESTEAD PROPERTY.

00316253

Permanent Real Estate Index Number: 14-17-117-020-1007

Address of Real Estate: 1244 W. SUNNYSIDE, UNIT 1E, Chicago, Illinois.

00316253

DATED this 25th day of April, 2000.


SHIRLEY A. JAMES

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$885.00

225254

05/04/2000 11:12 Batch 07202 29

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that SHIRLEY A. JAMES, Married to CLARENCE C. JAMES, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 25th day of April, 2000.



Notary Public



This instrument prepared by: MULRYAN AND YORK, Attorneys at Law, 3442 N. Southport, Chicago, Illinois 60657

STATE TAX

STATE OF ILLINOIS



HAY. -4.00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000011544

REAL ESTATE
TRANSFER TAX

0011800

FP 326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX



HAY. -4.00

REVENUE STAMP

0000023657

REAL ESTATE
TRANSFER TAX

0005900

FP 326670