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Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/21/2003 10:40 AM Pg: 1 of 4

3 of 7  
W Ass

STSO46525

WARRANTY DEED

The Grantors **MICHAEL D. FRIEDLANDER** and **ELIZABETH T. FRIEDLANDER** of 1443 W. Roscoe, Chicago, Illinois 60657, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid **CONVEYS** and **WARRANTS** to **GEOFF BALZANO** and **CHRISTINE BALZANO**, as tenants by the entirety and not as joint tenants or tenants in common, the following real estate situated in the County of Cook and State of Illinois to wit:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1143 W. Roscoe, Chicago, Illinois 60657

Property Identification Number: 14-20-414-019-1062

Subject to: SEE EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF

Dated this 25 day of March, 2003

GRANTORS:

By:


*Mike D. Friedlander*


Mike D. Friedlander


By:

*Elizabeth T. Friedlander*

Elizabeth T. Friedlander

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	APR. -3.03
# 0000047240	0039300
	FP 102808
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
	APR. -3.03
# 0000047375	0019650
	FP 102802
REVENUE STAMP	

CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
	APR. -2.03
# 0000000209	0294750
	FP 102805
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

**BUX 333-CT**



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## **EXHIBIT A** **LEGAL DESCRIPTION**

UNIT 1143 IN HAWTHORNE COURT TOWNHOME CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

LOTS 1 TO 24 BOTH INCLUSIVE AND LOT 42 (EXCEPT THE SOUTH 16 FEET THEREOF PREVIOUSLY DEDICATED FOR PUBLIC ALLEY) AND LOTS 43 AND 48 BOTH INCLUSIVE, ALSO THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 1 TO 6 INCLUSIVE AFORESAID AND THE NORTH 9 FEET OF LOT 7 AFORESAID AND WEST OF AND ADJOINING THE NORTH 9 FEET OF LOT 42 AFORESAID AND ALL OF LOTS 43 AND 48 AFORESAID BOTH INCLUSIVE, ALL IN BLOCK 1 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, 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 OWNERSHIP, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 87338507, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

**Property Address:** 1143 W. Roscoe, Chicago, Illinois 60657

**Tax Identification Number:** 14-20-414-019-1062

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## EXHIBIT B

- (i) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded June 18, 1987 as Document Number 87333507, as amended from time to time and limitations and conditions imposed by the Condominium Property Act;
- (ii) Covenant made by LaSalle National Bank, as Trustee under Trust Agreement dated September 24, 1986 and known as Trust Number 111565, stating ownership shall be in the form of a condominium containing 80 units; agrees to maintain in a proper manner any and all sewer lines and this covenant shall be binding upon all subsequent grantees, recorded November 13, 1986 as Document Number 865388842;
- (iii) Memorandum of Lease made between Metwork Multi-Family Security Corporation and Hawthorne Court Townhome Condominium Association, for alarm services, recorded June 4, 1987 as Document Number 87303256;
- (iv) Railroad rights of way, if any, over the northwest corner of Lot 1, aforesaid;
- (v) Encroachment of hanging fire escape on land over alley on south by about 7 feet;
- (vi) Encroachment of the roof capping located mainly on said land over on the land north, south and east;
- (vii) Encroachment of the concrete steps located mainly on said land over on the land west and adjoining; and
- (viii) General real estate taxes not yet due and payable;