UNOFFICIAL (

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

WARRANTY DEED

The Grantors MICHAEL D. **FRIEDLANDER** and **ELIZABETH** 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 HEPETO 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 HERETC AND MADE A PART HEREOF

Dated this 25 day of March, 2003

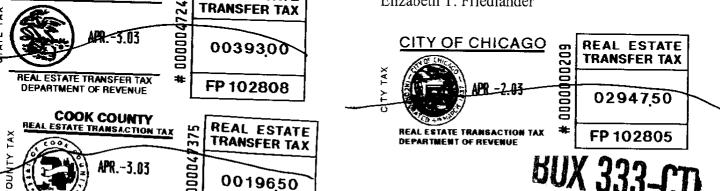
REAL ESTATE

FP 102802

STATE OF ILLINOIS

REVENUE STAMP

GRANT



RUX 333-CI

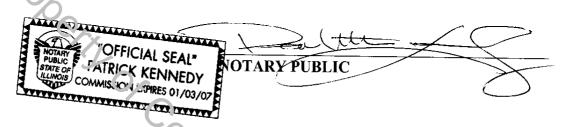
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SŢATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Michael D. Friedlander and Elizabeth T. Friedlander, 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 and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 25 day of March, 2003.



This Instrument Prepared By:

Ereit D. Smith

Bur'..., Warren, MacKay & Serritella, P.C.

330 N. Wabash Avenue

22nd Floor

Chicago, Illinois 60611

Send Subsequent Tax Bills To:

Geoff Balzano and Christin: Balzano

1143 W. Roscoe

Chicago, Illinois 60657

Return Recorded Deed To:

Geoff Balzano and Christine Balzano

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EXHIBIT A LEGAL DESCRIPTION

UNIT 1143 IN HAWTHORNE COURT TOWNHOME CONDOMIMIUM, 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 LINCLUSIVE 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 1/4 OF THE SOUTHEAST 1/4 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 COUTTY, ILLINOIS.

Property Address: 1143 W. Roscoe, Chicago, I'linois 60657

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

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EXHIBIT B

- Terms, provisions, covenants, conditions and options contained in and rights and (i) 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;
- Covenant made by LaSalle National Bank, as Trustee under Trust Agreement dated (ii) 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;
- Memorandum of Lease made between Metwork Multi-Family Security Corporation and (iii) Hawthorne Court Townhome Condominium Association, for alarm services, recorded June 4, 1987 as Document Number 87303256;
- Railroad rights of way, if any, over the northwest corner of Lot 1, aforesaid; (iv)
- Encroachment of hanging fire escape on land over alley on south by about 7 feet; (v)
- Encroachment of the roof caping located mainly on said land over on the land north, (vi) south and east;
- Encroachment of the concrete steps located mainly on said land over on the land west and (vii) Clart's Office adjoining; and
- General real estate taxes not yet due and payable; (viii)