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0314135013

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/21/2003 07:23 AM Pg: 1 of 3

**WARRANTY DEED  
JOINT TENANCY  
STATUTORY  
(ILLINOIS)**

**THE GRANTORS, Derek**

**S. Abramovitch and  
Ranee Abramovitch,**  
married to each other, of the

City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO ONE/HUNDREDTH DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, **CONVEY and WARRANT** to **Clarine M. Balla and Scott M. Fleming**, of 405 N. Wabash, #1209, Chicago, IL 60611, not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A**

**PERMANENT INDEX NUMBERS: 17-09-303-087-1025 AND 17-09-303-087-1079**

**COMMONLY KNOWN AS: 560 W. FULTON, UNIT 501 AND P-39, CHICAGO, IL 60661**

**SUBJECT TO:**

**Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2002 and subsequent years; grantees' mortgage or trust deed, if any.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, **TO HAVE AND TO HOLD** said premises not in Tenancy in Common, but in Joint Tenancy forever.

**DATED** this 30th day of April, 2003.

\_\_\_\_\_  
Derek S. Abramovitch

\_\_\_\_\_  
Ranee Abramovitch

BOX 393-071


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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

STATE TAX



MAY. 14. 03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0036850
FP 102808

# 0000049142

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Derek S. Abramovitch and Randee Abramovitch**, married to each other, are 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 act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30th day of April, 2003.

  
Notary Public



**THIS INSTRUMENT WAS PREPARED BY:**  
CRYSTAL L. KONTNY, ESQ.  
KAMENSKY & RUBINSTEIN  
7250 NORTH CICERO AVENUE, SUITE 200  
LINCOLNWOOD, IL 60712

**UPON RECORDING, MAIL TO:**


ROGER BALLA, ESQ.  
128 SOUTH SHORE DRIVE  
ISLAND LAKE, IL 60042

**SEND SUBSEQUENT TAX BILLS TO:**

CLARINE M. BALLA  
SCOTT M. FLEMING  
560 W. FULTON  
UNIT 501  
CHICAGO, IL 60661

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAY. 14. 03


REVENUE STAMP

# 0000049295

REAL ESTATE TRANSFER TAX
0018425
FP 102802

CITY TAX

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE



MAY. 14. 03

# 000001191

REAL ESTATE TRANSFER TAX
0276400
FP 102805

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

PERMANENT INDEX NUMBERS: 17-09-303-087-1025 AND 17-09-303-087-1079

COMMONLY KNOWN AS: 560 W. FULTON, UNIT 501 AND P-39, CHICAGO, IL 60661

PARCEL 1: UNIT 501 AND PARKING SPACE NUMBER P-39 IN 560 W. FULTON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN FULTON STATION 1ST RESUBDIVISION BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED AUGUST 4, 1998 AS DOCUMENT NUMBER 98682151, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 12, 1998 AS DOCUMENT NUMBER 98710624, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT NUMBER 98710624.