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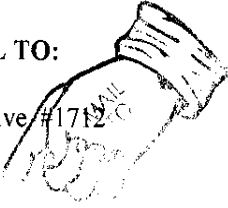
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 06/04/2003 10:26 AM Pg: 1 of 2

PREPARED BY:

William C. Peterman
221 N. LaSalle Street, #1950
Chicago, IL 60601

MAIL TAX BILL TO:

Carl Birkelbach
330 S. Michigan Ave #1712
Chicago, IL 60604



MAIL RECORDED DEED TO:

Bernard M. Kirsner Ltd.
400 E. Randolph St.
Chicago, IL 60601

1273303

TENANCY BY THE ENTIRETY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Antoinette Ghilarducci a widow, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Carl Birkelbach and Lynda D. Birkelbach, of 330 S. Michigan #1712, Chicago, IL 60604, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

JAE

Parcel 1:

Unit No. 1712 in the 330 South Michigan Avenue Condominiums, as delineated on and defined on the Plat of Survey of the following described parcel of real estate:

All of Lots 2, 2A, 2A*, 2G and Lot 3, in 330 South Michigan Subdivision, being a subdivision of part of fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, excepting therefrom that part of Lot 2 aforesaid having as a lower limit a horizontal plane of elevation +264.71 feet, Chicago City Datum, and having as an upper limit a horizontal plane of elevation +276.70 feet, Chicago City Datum, and excepting that part of Lot 2A* aforesaid having as a lower limit a horizontal plane of elevation +264.71 feet, Chicago City Datum, and having as an upper limit a horizontal plane of elevation +310.00 feet, Chicago City Datum, according to the Plat thereof recorded January 7, 2000, as Document 00021051, in Cook County, Illinois.

Note: Lots marked thus "*" are not bound by physical structures and are defined by the horizontal dimensions shown and by the elevation limits posted on said Plat of Subdivision, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded January 7, 2000, as Document No. 00021064, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement Appurtenant to and for the benefit of Parcel 1 for ingress and egress for passage of passenger vehicles and pedestrians to the garage as granted by the Grant of Easement from 332 South Michigan Avenue Office, L.L.C. a Delaware Limited Liability Company, dated January 3, 2000, and recorded January 7, 2000, as Document Number 00021056 in, over, across and through the easement premises described in said Grant of Easement.

Parcel 3:

The exclusive right to the use of Parking Space Number P1-01, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Parcel 4:

The exclusive right to the use of Imagination Room Number N/A, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

ATGF, INC.

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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, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

Permanent Index Number(s): 17-15-107-049-1038
 Property Address: 330 S. Michigan Ave. #1712, Chicago, IL 60604

STATE OF ILLINOIS	STATE TAX	 MAY. 22. 03	REAL ESTATE TRANSFER TAX
			# 0000041561
			00255.00
<small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>			FP 326652

Subject, however, to the general taxes for the year of 2002 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this 3rd Day of April 2003

X Antoinette Ghilarducci
 Antoinette Ghilarducci

STATE OF IL)
) SS.
 COUNTY OF Cook)

COOK COUNTY	COUNTY TAX	 MAY. 22. 03	REAL ESTATE TRANSFER TAX
			# 0000041417
			0012750
<small>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</small>			FP 326665

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Antoinette Ghilarducci, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 3rd Day of April 2003

William C. Peterman
 Notary Public
 My commission expires 4-3-06

Exempt under the provisions of paragraph _____

"OFFICIAL SEAL"
WILLIAM C. PETERMAN
 Notary Public, State of Illinois
 My Commission Expires April 3, 2006

CITY OF CHICAGO	CITY TAX	 MAY. 22. 03	REAL ESTATE TRANSFER TAX
			# 0000035606
			0011250
<small>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</small>			FP 326650

CITY OF CHICAGO	CITY TAX	 MAY. 22. 03	REAL ESTATE TRANSFER TAX
			# 0000035605
			00900.00
<small>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</small>			FP 326650

CITY OF CHICAGO	CITY TAX	 MAY. 22. 03	REAL ESTATE TRANSFER TAX
			# 0000035604
			00900.00
<small>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</small>			FP 326650