

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/15/2003 09:38 AM Pg: 1 of 3

1 of 2
WARRANTY DEED

(The space above for Recorder's use only.)

21997375
ALL 8359248
THE GRANTOR, John J. Fitzgerald, a divorced and not since remarried man, for and in consideration of Ten & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to ~~Debra~~ ^{DEBORAH L.} Zamick, a unmarried woman of Chicago, Illinois, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Subject To: General real estate taxes for 2000 and subsequent years; 2041 West Berwyn Condominium Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-laws, including all amendments and exhibits thereto; building line and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; acts done or suffered by or through the Grantees

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, forever.

Permanent Real Estate Index Number: 14-07-119-005-0000

Address of Real Estate: 2041 W. Berwyn, Unit 1, Chicago, IL 60625

Executed at Skokie, Illinois on July 31, 2001.

John J. Fitzgerald

BOX 333-CT

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1 IN THE 2041 WEST BERWYN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 4 IN FARRAGUT-HOYNE SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 209.17 FEET OF THE NORTH 141 FEET OF THE SOUTH 174 FEET THEREOF) IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF DONCOMINIUM RECORDED AS DOCUMENT NUMBER _____, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND STORAGE SPACE S-1, ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT DECLARATION RECORDED AS DOCUMENT _____.

THE TENANT OF UNIT 1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 herein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.