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0324035310

Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 08/28/2003 01:52 PM Pg: 1 of 3

WARRANTY DEED Individual to Individual Statutory (ILLINOIS)

THE GRANTOR, Heather Andriacchi n/k/a Heather Macuga, married to Andrew Ayers, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100(\$10.00) Dollars and other good and valuable consideration hand paid, CONVEYS and WARRANTS to Jennifer A. Fleck, of the City of Oak Park, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 451-3 IN THE ST. JAMES PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 90 FEET OF LOT 11 IN THE SUBDIVISION OF OUTLOT "B" (EXCEPT THE SOUTH 320 FEET THEREOF) IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, 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 RECORDED AS DOCUMENT 25671072 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after date of contract; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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 forever.

Permanent Real Estate Index Number: 14-28-320-032-1013

Address of Real Estate: 451 West St. James Place #3
Chicago, Illinois 60614

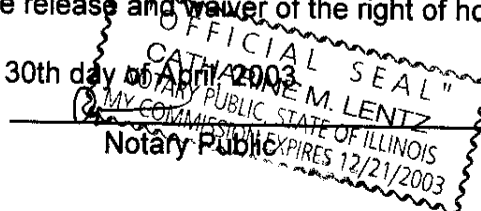
DATED this 30th day of April, 2003.

Heather Andriacchi (Seal)
Heather Andriacchi n/k/a Heather Macuga

Andrew Ayers (Seal)
Andrew Ayers

State of Illinois, Will County ss. I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that Heather Andriacchi n/k/a Heather Macuga, married to Andrew Ayers, 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, including the release and waiver of the right of homestead.

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



BOX 333-CTI

TICOR TITLE INSURANCE

7100-5/12/23


3/18

3/18

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STATE TAX

STATE OF ILLINOIS



AUG. 12. 03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010515

REAL ESTATE TRANSFER TAX
0018900
FP 102809

CITY TAX

CITY OF CHICAGO



AUG. 12. 03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008817

REAL ESTATE TRANSFER TAX
01417.50
FP 102803

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 12. 03

REVENUE STAMP

0000010471

REAL ESTATE TRANSFER TAX
00094.50
FP326707

Property of Cook County Clerk's Office

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This instrument was prepared by Catharine M. Lentz, Esq., 319 North Weber Road #288, Bolingbrook, Illinois 60490

MAIL TO:

KONSTANTINOS ARMIRDS
120 S. RIVERSIDE PL. STE 1200
CHICAGO IL 60606

SEND SUBSEQUENT TAX BILLS TO:

JENNIFER A. FLECK
451 W. ST. JAMES PL. #3
CHICAGO IL 60614

Property of Cook County Clerk's Office