



Doc#: 0326633110
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/23/2003 08:19 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, Brian O'Dwyer, a never married man, of the City of Chicago, the County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to THE GRANTEE

Al DiCristofano
3761 N. Lakewood, #2F
Chicago, IL 60613

the following described Real Estate in the County of Cook and State of Illinois, to wit:

See legal description.


SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; 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; and any encumbrance created by Grantee.

Permanent Real Estate Index Number: 14-20-103-092-1011

Address of real estate: 1252 W. Byron, Unit #2, Chicago, IL 60613

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 11th day of August, 2003.

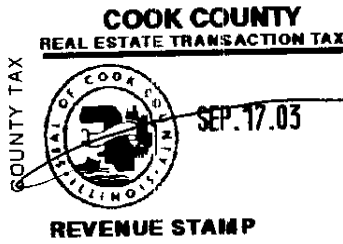
STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	00298.50
SEP. 17. 03	FP 102808
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000056257

BOX 333-CTI

Handwritten notes: 8/55 16061 1991 55

Handwritten number: 3

UNOFFICIAL COPY



REAL ESTATE TRANSFER TAX
00 149,25
FP 102802

0000056394

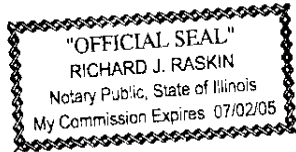
B. O'Dwyer

Brian O'Dwyer

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Richard J. Raskin, a Notary Public, in and for and residing in the said County in the State aforesaid do hereby certify that Brian O'Dwyer, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and 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 11th day of August, 2003.



[Signature]

Notary Public

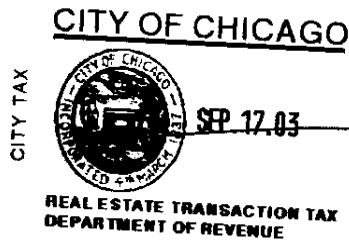
Prepared by: Richard J. Raskin, 155 N. Michigan, Suite 601, Chicago, IL 60601.

MAIL TO:

Elka Nelson
20 N. Clark St., Ste. 550
Chicago, IL 60602

SEND TAX BILLS TO:

Al DiCristofano
1252 W. Byron, #2
Chicago, IL 60613



REAL ESTATE TRANSFER TAX
0223900
FP 102805

000000469

UNOFFICIAL COPY

LEGAL DESCRIPTION
FOR
1252 WEST BYRON, UNIT #2, CHICAGO, ILLINOIS 60613

P.I.N. 14-20-103-092-1011

UNIT NO. 1252-2 IN THE BYRON STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE WEST 63.97 FEET OF LOT 1 AND THE WEST 63.97 FEET OF THE NORTH 2.45 FEET OF LOT 2, THE WEST 103.97 FEET OF LOT 2 (EXCEPT THE NORTH 2.45 FEET THEREOF), LOT 3 (EXCEPT THAT PART OF THE NORTH 4.45 FEET LYING EAST OF THE WEST 103.97 FEET THEREOF) AND THE WEST 178.00 FEET OF LOTS 3, 4, AND 5 (EXCEPT THE NORTH 4.45 FEET, LYING EAST OF THE WEST 103.97 FEET OF SAID LOT 3) IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALL AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGH SCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 3, 4 AND 5 LYING EAST OF THE WEST 178.00 FEET (EXCEPT THE NORTH 4.45 FEET OF SAID LOT 3) IN IN THE RESUBDIVISION OF LOTS 1 TO 6, BOTH INCLUSIVE, THE EAST 45.87 FEET OF THE 8.00 FOOT EAST AND WEST ALL AND ALL OF THE 16.00 FOOT NORTH AND SOUTH ALLEY, ALL IN NEWMAN'S HIGH SCHOOL ADDITION, BEING A SUBDIVISION OF THE NORTH 149.10 FEET OF THE NORTH 662.10 FEET LYING WEST OF CLARK STREET, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 97067011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.