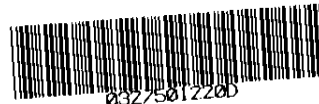


UNOFFICIAL COPY



Chicago Title Insurance Company
**WARRANTY DEED
ILLINOIS STATUTORY**



Doc#: 0327501220
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/02/2003 12:45 PM Pg: 1 of 3

Property of Cook County Clerk's Office

W 69477194 WA Cook CT 090

THE GRANTOR

WALTER TALLEY LAND COMPANY, L.L.C., an Illinois limited liability company,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to

KATHLEEN CUNNINGHAM

of 2225 West Eastwood, Chicago, Illinois 60625
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.


SUBJECT TO: Covenants, conditions and restrictions of record, the Condominium Declaration and the Condominium Property Act, general taxes for the year 2002 and subsequent years

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-18-401-019-0000
Address(es) of Real Estate: 4350 North Wolcott, Unit 4350-1, Chicago, Illinois 60613

Dated this 23RD day of May, 2003

WALTER TALLEY LAND COMPANY, L.L.C.,
an Illinois limited liability company

By: 
Thomas E. Engel, Manager

BOX 333-CTI

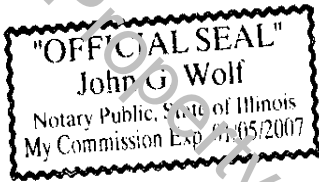
3/2/03

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that THOMAS E. ENGEL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 23RD day of May, 2003



[Signature] (Notary Public)

Prepared By: John G. Wolf
Attorney at Law
3901 North Lincoln Avenue
Chicago, Illinois 60613

Mail To: Dalton & Dalton, P.C.
6430 W 79th St.
Burbank IL 60459

Name & Address of Taxpayer:
KATHLEEN CUNNINGHAM
4350 North Wolcott, Unit 4350-1
Chicago, Illinois 60613

STATE OF ILLINOIS	
STATE TAX	SEP. 30. 03
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000056693	0019800
	FP 102808

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	SEP. 30. 03
REVENUE STAMP	
# 0000056830	0009900
	FP 102802

CITY OF CHICAGO	
CITY TAX	SEP. 30. 03
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000004704	0148500
	FP 102805

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 4350-1 IN THE MONTRECOTT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, AND 3 IN BLOCK 2 IN FOSTER MONTROSE BOULEVARD SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED MAY 9, 1905 AS DOCUMENT 3692294, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030305086, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-20, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030305086.

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.

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.

THE TENANT OF UNIT 4350-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.