

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, JOHN GREGORY KLOVANICH AND TRACEY LAINE KLOVANICH, husband and wife, as Tenants by the Entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to JCF PARTNERSHIP, L.P., a limited partnership under the laws of the State of Missouri**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

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

Permanent Real Estate Index Numbers: 14-29-202-047-1005

Address of Real Estate: 3111 N. Seminary, #3N, Chicago, Illinois 60657

Dated this 2nd day of October, 2003.

[Signature]
JOHN GREGORY KLOVANICH

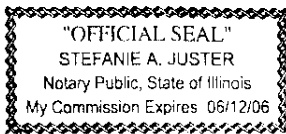
[Signature]
TRACEY LAINE KLOVANICH

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN GREGORY KLOVANICH AND TRACEY LAINE KLOVANICH, 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 2nd day of October, 2003.

(Seal)



Prepared by:
Stefanie A Juster, Esq.
254 Windsor Drive
Buffalo Grove, IL 60089

Mail To:
Stephen Vango
37 West Washington
Suite 1620
Chicago IL 60602

[Signature] (Notary Public)

Send subsequent tax bills to:
A. Jason Brewer
3111 North Seminary
Unit 3N
Chicago IL 60657




Doc#: 0328245053
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/09/2003 09:31 AM Pg: 1 of 2

2

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CITY OF CHICAGO

CITY TAX



OCT.-9.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003117

REAL ESTATE TRANSFER TAX
0303000
FP 102812

Exhibit "A" - Legal Description

PARCEL 1:

UNIT #3N IN THE 3111 NORTH SEMINARY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE;

LOTS 34 AND 35 IN H. GILL'S SUBDIVISION OF BLOCK 2 OF OUTLOTS 2 AND 3 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010420003 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENTS NO. 0010420003, IN COOK COUNTY, ILLINOIS.

"GRANTORS ALSO HEREBY GRANT TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID; AND GRANTORS RESERVES TO THEMSELVES, THEIR 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 ARE RECITED AND STIPULATED AT LENGTH HEREIN."

COUNTY OF COOK
 CLERK'S OFFICE
 OCT 10 2003
 1001 N. LAKE ST.
 CHICAGO, IL 60610

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