

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0330133330  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/28/2003 01:45 PM Pg: 1 of 3

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Property of Cook County Clerk's Office

### 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

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PS

STEPHEN K. ZIRBEL and PATRICIA ~~ZIRBEL~~ ZIRBEL, Tenants by the entirety, HUSBAND & WIFE

of 3719 North Southport, #214, Chicago, Illinois  
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 Ace, 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.

TO HAVE AND TO HOLD SAID PREMISES IN TENANCY BY THE ENTIRETY FOREVER

Permanent Real Estate Index Number(s): 14-18-401-019-0000

Address(es) of Real Estate: 1915 West Montrose, Unit 1915-2, Chicago, Illinois 60613

Dated this 23 day of June, 2003

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

By: Thomas E. Engel  
THOMAS E. ENGEL, Manager

# BOX 333-CTI

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STATE OF ILLINOIS, COUNTY OF COOK ss.

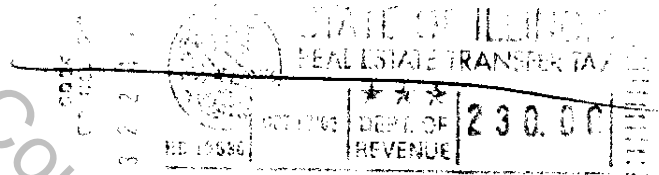
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that THOMAS E. ENGEL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered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



*John G. Wolf* (Notary Public)

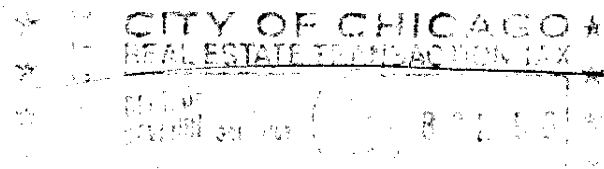
**Prepared By:** John G. Wolf  
Attorney at Law  
3901 North Lincoln Avenue  
Chicago, Illinois 60613



**Mail To:**



**Name & Address of Taxpayer:**  
STEPHEN K. ZIRBEL and PATRICIA BAIER ZIRBEL  
1915 West Montrose, Unit 1915-2  
Chicago, Illinois 60613



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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1915-2 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 PLAT 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-6, 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 1915-2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.