

Doc#: 0334233014
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/08/2003 07:24 AM Pg: 1 of 3

WARRANTY DEED

Statutory (Illinois)

MAIL TO: Anthony Jacob
Hinshaw + Culbertson
222 N. LaSalle St. Ste 300
Chicago, IL 60601

TAXPAYER NAME & ADDRESS

Tara Codr
4023-1 N. Southport Avenue #1
Chicago, IL 60613 STSOS-355471
23142444

The Grantor(s), **PAUL W. BROWN** and **TRISHA BROWN**, husband and wife, 4023-1 N. Southport Avenue #1, Chicago, Illinois 60613, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid CONVEY and WARRANT to Grantee(s), **TARA CODR**, 525 W. Deming #519, Chicago, Illinois 60614, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied for the declaration of condominium or amendments thereto; party wall rights and agreements; limitation and conditions imposed by the Condominium Property act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-17-315-014-1013

Property Address: 4023-1 N. Southport Avenue #1, Chicago, IL 60613

DOM 333-071

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UNOFFICIAL COPY

Dated this 1st day of October, 2003.

Paul W. Brown
PAUL W. BROWN

Trisha Brown
TRISHA BROWN

State of Illinois)
) SS
County of Cook)

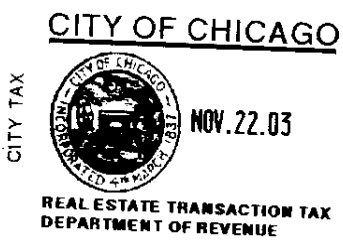
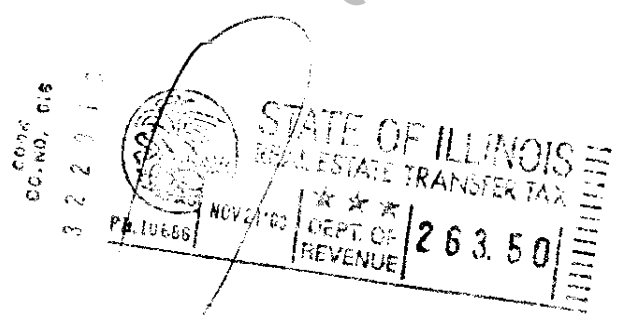
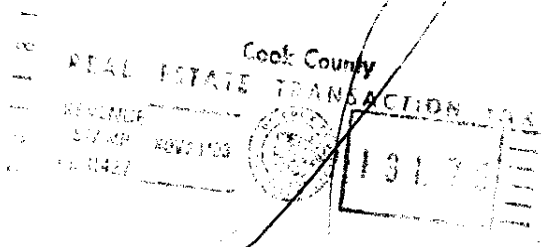
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that PAUL W. BROWN and TRISHA BROWN, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of October, 2003.



Karen A. Lamont
Notary Public

This instrument was prepared by: Karen A. Lamont
1824 W. Stewart Avenue
Park Ridge, IL 60068



REAL ESTATE TRANSFER TAX
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FP 102805

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Parcel 1:

Unit 4023-1 in the Southport Place Condominiums as delineated on a survey of the following described real estate:

Parcel A: That part of the East 1/2 of the Southwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian lying Westerly of Clark Street and Southerly of Belle Plaine Avenue described as follows: Beginning at a point on the East line of Southport Avenue 115.7 feet North of the North line of Irving Park Boulevard and running thence North along the East line of said Southport Avenue 270 feet; thence East along a line drawn at right angles to said East line of Southport Avenue a distance of 100 feet; thence South along a line drawn parallel to and 100 feet distant from the East line of said Southport Avenue a distance of 270 feet; thence West along a line drawn at right angles to said East line of Southport Avenue a distance of 100 feet to the point of beginning, in Cook County, Illinois.

Parcel B: That part of the East 1/2 of the Southwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the intersection of the North line of Irving Park Boulevard and the East line of Southport Avenue; thence East along the North line of Irving Park Boulevard 100 feet; thence North along a line parallel to and 100 feet distant from the East line of Southport Avenue a distance of 100 feet; thence West on a line drawn at right angles to the East line of said Southport Avenue 100 feet to a point in the East line of said Southport Avenue 99.7 feet North of the North line of Irving Park Boulevard; thence South on the East line of Southport Avenue to the point of beginning, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as document 00997273, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use parking space P-28, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 00997273.