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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

GIT



0334447004

Doc#: 0334447004
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/10/2003 07:28 AM Pg: 1 of 3

GIT
43321511 1/2

THE GRANTOR(S), Freebaum-Warner LLC, 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, CONVEY(S) and Warrant(s) to Cassandra Y. Williams and Amy Sproull, tenants in common, (GRANTEE'S ADDRESS) 1447 W. Varner, Unit 1W, Chicago, Illinois 60613 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 AS EXHIBIT A

SUBJECT TO: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, public and utility easements, zoning and building laws and ordinances, roads and highways if any, the Act, the Declaration and By-Laws, such other matters as to which the Title Insurer commits Purchaser against loss or damage, Encroachments, which do not effect the use of the Units as a residence, and Acts of Purchaser

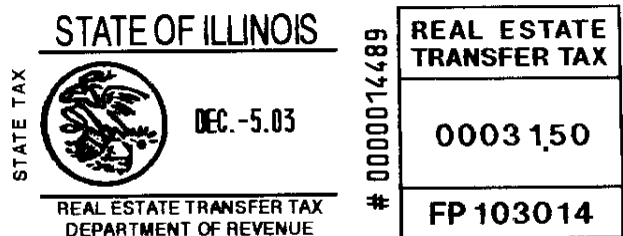
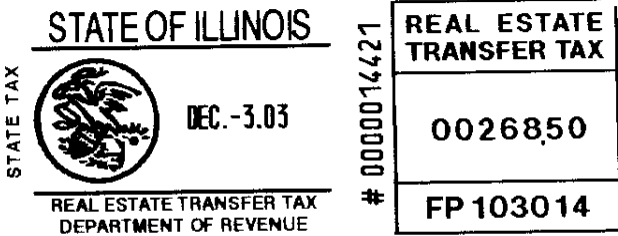
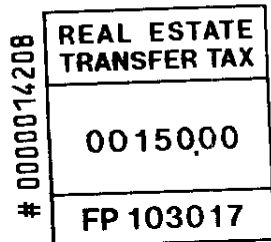
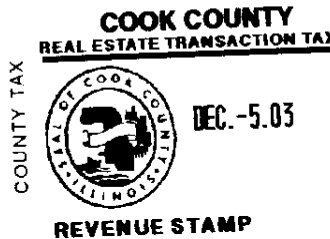
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as tenants in common forever.

Permanent Real Estate Index Number(s): 14-17-310-014-0000
Address(es) of Real Estate: 1447 W. Warner, Unit 2W, Chicago, Illinois 60613

Dated this 19th day of November, 2003

Freebaum-Warner LLC

By: Michael Freeman
Michael Freeman
Member



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STATE OF ILLINOIS, COUNTY OF Wade ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Freeman, Member, Freebaum-Warner LLC, personally known to me to be the same person(s) whose name(s) 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 19th day of November, 2003



Margaret Panitch (Notary Public)


Prepared By: Gregory A. Braun
217 N. Jefferson, 5th Floor
Chicago, Illinois 60661

Mail To:
James P. Cerasani
3485 N. Clark Street
Chicago, Illinois 60657

Name & Address of Taxpayer:
Cassandra Y. Williams and Amy Sproull
1447 W. Warner, Unit 2W
Chicago, Illinois 60613

CITY TAX

CITY OF CHICAGO



DEC.-5.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

EMS

0000007276

REAL ESTATE TRANSFER TAX
02250.00
FP 103018

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EXHIBIT "A" LEGAL DESCRIPTION

1447-
Unit 2W and P-3 IN 1445-47 WARNER CONDOMINIUMS AS DELINEATED AND
DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF
REAL ESTATE:

Lot 10 in Block 2 in Ashland Avenue Addition to Ravenswood in the Southwest $\frac{1}{4}$ of the
Southwest $\frac{1}{4}$ of Section 17, Township 40 North, Range 14, East of the Third Principal
Meridian in Cook County, Illinois.

Which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded
November 6, 2003, as Document 0331019169, as amended from time to time, Together
with its Undivided Interest in the Common Elements.

PIN: 14-17-310-014-0000

Subject To: (1) real estate taxes not yet due and payable; (2) private, public and utility
easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements,
restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6)
such other matters, as to which the Title Insurer (as hereinafter defined) commit to insure Buyer
against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits,
easements and agreements of record which do not materially adversely affect the use of the
Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants Grantee, its successors and assigns, its 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, as 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 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."