

# UNOFFICIAL COPY



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



Doc#: 0401647059  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/16/2004 08:24 AM Pg: 1 of 3

4331051 14

GFT 4331051A

THE GRANTOR(S), EDJ ENTERPRISES INC, 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 William Hagan and Elizabeth Hagan, husband and wife, (GRANTEE'S ADDRESS) 920 Jamaica Street, Foster City, California 94404 of the County of \_\_\_\_\_, 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


**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, Illinois condominium Property Act (the "Act"), the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 3011-13 North Ashland Condominium Association (the "Declaration"), such other matters as to which the Title Insurer commits Purchaser against loss or damage, encroachments, 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 not as tenants in common, but as joint tenants forever.


Permanent Real Estate Index Number(s): 14-29-112-004-0000, 14-29-112-005-0000, 14-29-112-006-0000  
Address(es) of Real Estate: 3013 N. Ashland, Unit 2N, Chicago, Illinois 60657

Dated this 19 day of December, 2003


EDJ ENTERPRISES INC  
By: Cary Jacobson  
CARY JACOBSON  
President

CITY OF CHICAGO  
CITY TAX  
  
JAN. 14. 04  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007660  
**REAL ESTATE  
TRANSFER TAX**  
0290250  
FP 103018

STATE TAX  
  
STATE OF ILLINOIS  
JAN. 14. 04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000015212  
**REAL ESTATE  
TRANSFER TAX**  
00387.00  
FP 103014

COUNTY TAX  
  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JAN. 14. 04  
REVENUE STAMP

# 0000014929  
**REAL ESTATE  
TRANSFER TAX**  
00193.50  
FP 103017

**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 Cary Jacobson, President of EDJ Enterprises, 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 19<sup>th</sup> day of December, 2003

OFFICIAL SEAL  
Debra D. Flores  
Notary Public State of Illinois  
My Commission Expires 12/16/04

Debra D. Flores (Notary Public)

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

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**Mail To:**  
Susan M. Lynch  
3840 North Southport  
Chicago, IL 60613

**Name & Address of Taxpayer:**  
William Hagan and Elizabeth Hagan  
3013 N. Ashland, Unit 2N  
Chicago, Illinois 60657

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## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT 3013-2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3011-13 NORTH ASHLAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0314045120, IN THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

PIN NOS: 14-29-112-004, 005, AND 006 (AFFECTS UNDERLYING LAND)  
CKA: 3013 N. ASHLAND AVENUE, UNIT 2N, CHICAGO, ILLINOIS 60657

PROPERTY ADDRESS: 3011-13 N. ASHLAND, UNIT 2N, CHICAGO, IL 60657

**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, it's 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, as Grantor reserves to itself, it's 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."