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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



0402147227

Doc#: 0402147227
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/21/2004 11:51 AM Pg: 1 of 3

GIT (1/3)
4330828A C

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 Luis J. Moran, an unmarried man, (GRANTEE'S ADDRESS) 1447 W. Warner, Unit 3W, 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: covenants, conditions and restrictions of record; public and utility easements; zoning and building laws and ordinances; roads and highways, if any; the Act; the Declarations 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.

Permanent Real Estate Index Number(s): 14-17-310-014-0000

Address(es) of Real Estate: 1447 W. Warner, Unit 3W, Chicago, Illinois 60613

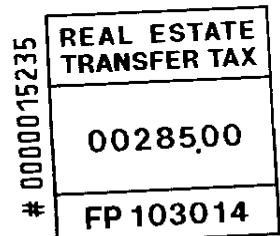
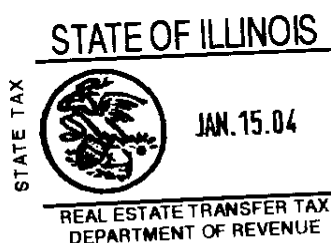
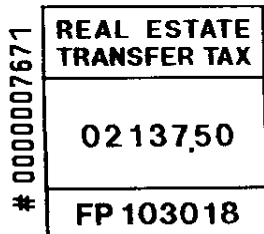
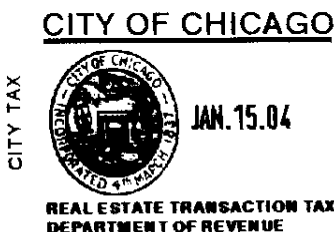
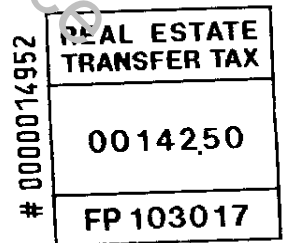
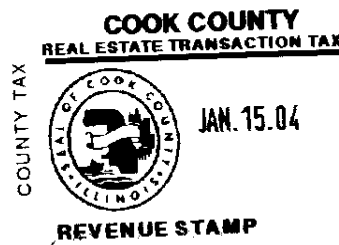
Dated this 10TH day of NOVEMBER, 2003

Freebaum-Warner LLC

By: Michael Freeman BT

Michael Freeman
Member

ABrown
ATTORNEY IN FACT

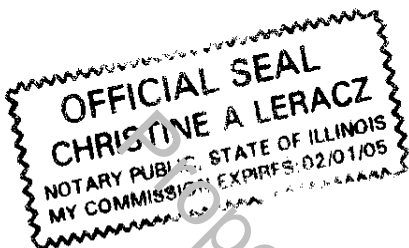


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STATE OF ILLINOIS, COUNTY OF DeKalb ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Freeman By Gregory A. Braun his Atty in fact 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 18th day of November, 2003



Christine Leracz
(Notary Public)

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

Mail To:
Marion Moore
1046 W. Bryn Mawr Avenue
Chicago, Illinois 60660

Name & Address of Taxpayer:
Luis J. Moran
1447 W. Warner, Unit 3W
Chicago, Illinois 60613

Property of Cook County Clerk's Office

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EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY: 1445-47 W. Warner, Chicago, IL

Unit ~~*3W and P~~ ^{*3W} 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 11-6-, 2003 as Document 0331019169, as amended from time to time. Together with its Undivided Interest in the Common Elements.

*1447-

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 Insure, (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 Payer.

"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."