

UNOFFICIAL COPY

Prepared by: **JESS E. FORREST**
1400 RENAISSANCE DRIVE, SUITE 203
PARK RIDGE, IL 60068

Return to: **JOHN J. O'LEARY**
120 S. STATE STREET, SUITE # 200
CHICAGO, IL 60607

Future Taxes to Grantee's Address (//)
OR to: **MICHAEL J. FLAHERTY AND KATHRYN D. FLAHERTY**
4716 W. ADDISON UNIT # 3W
CHICAGO, IL 60641



Doc#: 0407918023
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 03/19/2004 09:47 AM Pg: 1 of 2

WARRANTY DEED (Tenancy by the Entirety)

The Grantor(s) **KYRIAKOS KATSAROS, A MARRIED MAN**

(The above space for Recorder's use only)

of the CITY of CHICAGO, County of COOK State of ILLINOIS
for and in consideration of TEN Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrant(s) to MICHAEL J. FLAHERTY AND KATHRYN D. FLAHERTY, HUSBAND AND WIFE

whose address is 1010 N. WOOD, UNIT # 27 of the CITY of CHICAGO,
County of COOK State of ILLINOIS, husband and wife, not as tenants in common
or as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of COOK
in the State of Illinois to wit:

AS PER ATTACHED.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
333195 \$1,710.00
03/15/2004 12:16 Batch 03117 56



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

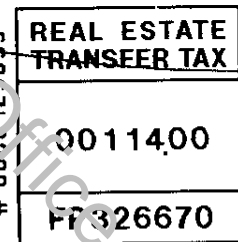
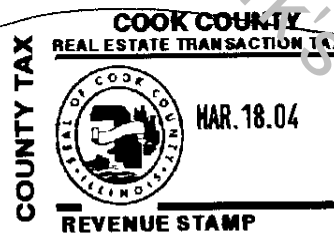
Permanent Index Number(s): 13-22-123-036-0000 AND 13-22-123-043-0000

Property Address: 4716 W. ADDISON AVE., UNIT # 3W, CHICAGO, IL 60641

Dated this 12 day of MARCH, 2004

KYRIAKOS KATSAROS

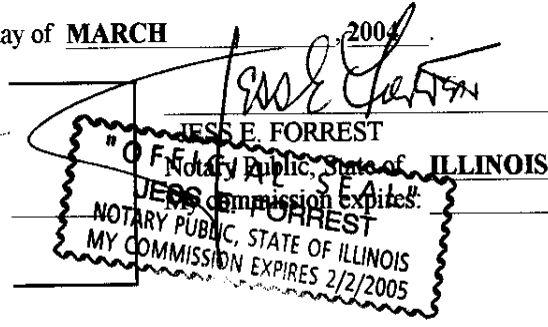
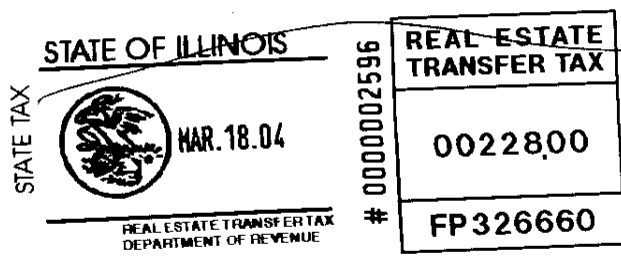
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that KYRIAKOS KATSAROS, A MARRIED MAN

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that HE signed, sealed and delivered the said instruments 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 Notarial Seal this 12 day of MARCH, 2004



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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3W IN THE 4716 W. ADDISON CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 43 AND LOT 42 (EXCEPT THE WEST 2 FEET THEREOF) IN BLOCK 7 IN GROSS MILWAUKEE AVENUE ADDITION TO CHICAGO BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2003AS DOCUMENT NUMBER 0030127960, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # 1 AND PARKING SPACE# 5 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0030477419

P.I.N.: 13-²²~~20~~-123-036-0000; 13-22-123-⁰⁴³~~044~~-0000

COMMONLY KNOWN AS: UNIT NO. 3W
4716 W. ADDISON, CHICAGO , IL 60641

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 THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL .

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.