

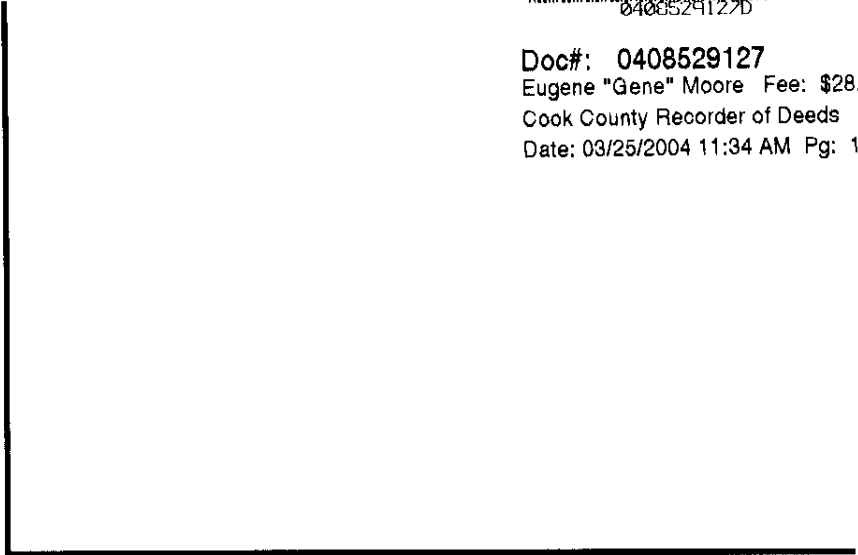


Doc#: 0408529127
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/25/2004 11:34 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED



THIS GRANTOR, Noel M. Gewarges, of the City of Chicago, Cook of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and good and other valuable consideration in hand paid, CONVEYS AND WARRANTS to Laura Pfeiffer, a married person, of Chicago, Illinois the following described real estate situated in Cook County, Illinois, to wit:

See legal description, attached hereto as Exhibit A.

Subject to: 2003 real estate taxes and all subsequent real estate taxes; special taxes and assessments, confirmed and unconfirmed; zoning and building laws and ordinances; all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration of Condominium Association recorded as document 0021436920; agreements of record, utility easements of record; together with the Illinois Condominium Property Act of Illinois, together with the tenements and appurtenances thereunto belonging.

THIS IS NOT HOMESTEAD PROPERTY

Commonly Known As Parking Space 4, 1063-1065 West Madison Street, Chicago, Illinois 60607 a/ka/ 7 South Aberdeen, Parking Space 4, Chicago, Illinois 60607

Property Index Number: 17-17-203-024

Dated: February 13, 2004

By Noel A. Gewarges
Noel A. Gewarges

State of Illinois)
County of Cook)

I, Undersigned, a notary Public in and for said County, in the State aforesaid, do hereby certify that Noel A. Gewarges personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 13th day of February 2004.



See 1st doc for transfer stamps

Nancy M. Wasily (Notary Public)

Buy 333

2 of 6 NW 81 89605

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Prepared By: John A. Simonetti
233 North Michigan Avenue, Suite 1720
Chicago, Illinois 60601

Mail To:
Laura Pfeiffer
7 South Aberdeen, Unit PH-1
Chicago, Illinois 60607

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

PARCEL 1:

P-4 IN 7 SOUTH ABERDEEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 26 AND 27 IN ROGERS' SUBDIVISION OF BLOCK 1 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGER 14, EAST OF THE THIRD PRINCIPAL MERIDAN, AND OF BLOCK 5 OF DUNCAN'S ADDITION TO CHICAGO, EAST OF THE THIRD PRINCIPAL MERIDAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION, RECORDED AS DOCUMENT 0021436920; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS DOCUMENT 0021436919.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCESSORS 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.