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Doc#: 0409601207
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/05/2004 11:55 AM Pg: 1 of 3

WARRANTY DEED

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LOE L
CTIC

THE GRANTOR, **GREGORY S. VORWALLER**, married to AVA VORWALLER, who joins in the execution of this document solely for the purpose of releasing homestead rights, if any of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **KAREN KLUTZNICK**, all of Grantor's right, title, and interest in and to the real estate described on Exhibit A attached hereto and made a part hereof, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Address of Property: 161 E. Chicago Avenue, Unit 34F
Chicago, Illinois 60611


Permanent Index Number: 17-10-200-068-1080

BOX 333-CTI

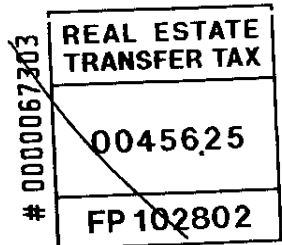
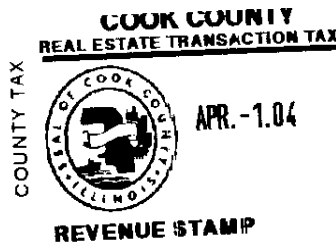
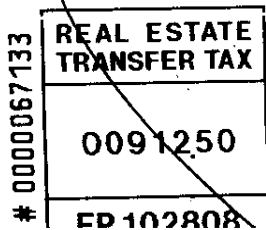
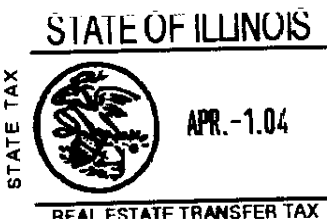
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DATED this 1ST day of MARCH, 2004


GREGORY S. VORWALLER



AVA VORWALLER, who joins in the execution of this document solely for the purpose of releasing homestead rights, if any



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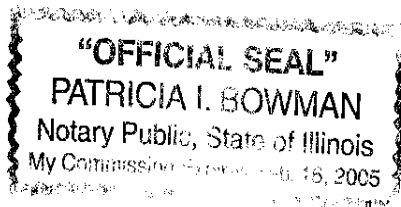
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **GREGORY S. VORWALLER and AVA VORWALLER**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered 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 MARCH, 2004.

Patricia I. Bowman
Notary Public

My Commission Expires: _____



This Instrument Prepared By:

Shannon Walsh
McDermott, Will & Emery
227 West Monroe Street
Chicago, Illinois 60606

Grantee's Address and Send
Subsequent Tax Bills To:

Karen Kletznick
161 E. Chicago, Unit 34F
Chicago, Illinois 60611

After Recording Return To:

Gina F. Llanas
Bronson & Kahn LLC
150 N. Wacker Drive
Suite 1400
Chicago, Illinois 60606

City of Chicago
Dept. of Revenue
332084



Real Estate
Transfer Stamp
\$6,843.75

03/02/2004 14:08 Batch 03108 58

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 34F IN 161 CHICAGO AVENUE EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VARIOUS LOTS IN OLYMPIA CENTRE SUBDIVISION OF VARIOUS LOTS AND PARTS OF VACATED ALLEYS IN BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 8508173 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE 27, 1985 AND RECORDED JUNE 27, 1985 AS DOCUMENT 85080144 OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 161 E. CHICAGO AVENUE, UNIT 34F
CHICAGO, ILLINOIS 60611

PERMANENT INDEX NUMBER: 17-10-200-068-1080

SUBJECT TO:

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS; PROVIDED HOWEVER, THAT NONE OF THE FOREGOING COVENANTS, RESTRICTIONS, CONDITIONS OR EASEMENTS (i) PREVENT THE USE OF PREMISES AS A SINGLE FAMILY CONDOMINIUM RESIDENCE (ii) IS VIOLATED BY THE USE OF THE PREMISES AS A SINGLE FAMILY CONDOMINIUM RESIDENCE; (iii) CONTAIN PROVISIONS FOR FORFEITURE OR REVERSION OF TITLE UPON BREACH; OR (iv) IN THE CASE OF EASEMENTS, NO EASEMENTS UNDERLIE THE IMPROVEMENTS.