

# UNOFFICIAL COPY

**PREPARED BY:**  
Joseph A. La Zara  
7246 W. Touhy  
Chicago, IL 60631



**Doc#:** 0426419003  
Eugene "Gene" Moore Fee: \$26.50  
Cook County Recorder of Deeds  
Date: 09/20/2004 08:39 AM Pg: 1 of 2

**MAIL TAX BILL TO:**  
John Kiawans  
800 S. Wells, Unit 1251  
Chicago, IL 60607

**MAIL RECORDED DEED TO:**  
John A. Klawans  
20 N. Clark St., Suite 3520  
Chicago, IL 60602

## TENANCY IN COMMON WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Gianluca Bartolomei and Elena Bartolomei, husband and wife and Laura Stempien, divorced and not since remarried, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to John A. Klawans and Robert P. Klawans, of 20 N. Clark St., Suite 3520, Chicago, IL 60602, as Tenants in Common, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

**PARCEL 1:**

UNIT 1251 IN THE RIVER CITY PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCKS 85 AND 86 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010692223, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF S1251 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010692223.

**PARCEL 3:**

EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS AFORESAID AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, 800 SOUTH WELLS STREET, CHICAGO, ILLINOIS, DATED MARCH 14, 2001 AND RECORDED MARCH 28, 2001 AS DOCUMENT NUMBER 0010245091.

Property Address: 800 S. Wells, Unit 1251, Chicago, IL 60607

Subject, however, to the general taxes for the year of 2003 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

**TO HAVE AND TO HOLD** said premises in **TENANCY IN COMMON** forever.

Dated this 21 Day of FEBRUARY 20 04

# UNOFFICIAL COPY

Joint Tenancy Warranty Deed - *Continued*

*Gianluca Bartolomei*  
 Gianluca Bartolomei

*Elena Bartolomei*  
 Elena Bartolomei

*Laura Stempien*  
 Laura Stempien

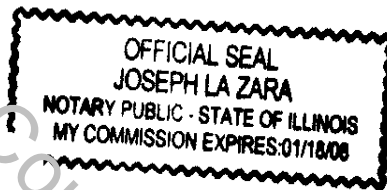
STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 Notarial seal, this 21 Day of FEBRUARY, 2004

*Joseph La Zara*  
 Notary Public  
 My commission expires: 01-18-08

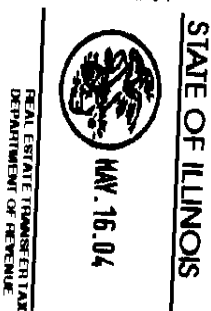
Exempt under the provisions of paragraph



**COUNTY TAX**



**STATE TAX**



*Property of Cook County Clerk's Office*

Real Estate Transfer Stamp  
 \$1,372.53  
 Batch 17251  
 352007  
 Dept. of Revenue  
 City of Chicago  
 09/13/2004 09:30

# 0000064151

REAL ESTATE TRANSFER TAX	0018300
FP326669	

# 0000129476

REAL ESTATE TRANSFER TAX	0009150
FP326670	