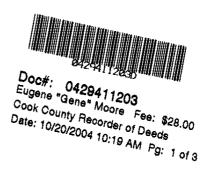
# **UNOFFICIAL CC**

1336128 1/2



### WARRANTY DEED

(The Above Space For Recorder's Use Only)

THE GRANTOR, Richard A. Shapiro, an unmarried man, of 1327 Chicago Avenue, Evanston, IL 6020 for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to Gloria M. Simonelli, of 436 W. Belmont Ave. Chicago, IL 50657, the real estate legally described on Exhibit A attached hereto, situated in the County of Cook, State of Illinois, subject to the exceptions contained on Exhibit B attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Ilinois.

Permanent Real Estate Index Number: 14-28-206-005-1281

Address of Real Estate:

340 W. Diversey Unit 1319 Chicago, IL 60657

Clarks

DATED wis 27 day of September, 2004.

Richard A. Shapiro

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 Richard A. Shapiro, 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 acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of September, 2004.

Commission Expires:

Notary Public

OFFICIAL SEAL' Tracy Hixon

My Commission Exp. 02/20/2006

ATGF, INC.

PARCEL 1: UNIT 1319 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COMMONWEALTH PLAZA CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23400546, AS AMENDED FROM TIME TO TIME, IN THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit A

PARCEL 2: EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957, AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG THE BOUNDARY LINE BEGINNING ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS: THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM HAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PROPUCE EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE) IN COOK COUNTY, ILLINOIS.



0429411203 Page: 3 of 3

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### Exhibit B

#### SUBJECT TO:

- A. Covenants, conditions and restrictions of record;
- B. Public and utility easements;
- C. Existing leases and tenancies;
- D. Special governmental taxes or assessments for improvements not yet completed;
- E. Unconfirmed special governmental taxes or assessments;
- F. General real estates taxes for the year 2003 and subsequent years; and
- Purch.

  Clarks Office G. Acts done or suffered by Purchaser.

Prepared by:

Madelynn Hausman 77 W. Washington St. S. 1119 Chicago, IL 60602

After recording, return to:

GLORIA M. SIMONELLI

340 W. DIVERJEY #1319

CHECAGO IL 60657