

1183

WARRANTY DEED



Doc#: 0429514113
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/21/2004 09:03 AM Pg: 1 of 3

The GRANTORS, Joseph A. Canepari and Sara Elizabeth Canepari, husband and wife of the City of Chicago, in the 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 James E. Dion, a married man, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: * 300 W. GRAND AVE H 408 CHICAGO, IL 60610

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND MADE A PART HEREOF.

Subject to: General real estate taxes for 2003 and subsequent years; covenants, conditions, and restrictions of record, and building lines and easements; if any, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

Permanent Index No.: 17-09-236-019-1033

Address of Real Estate, 300 West Grand Avenue, Unit 408 Chicago, IL 60610

Dated this 24th day of September, 2004

Joseph A. Canepari

Sara Elizabeth Canepari

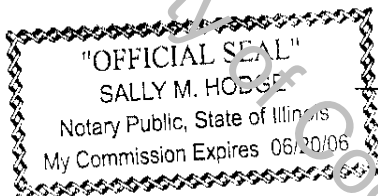
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State of Illinois)
) ss
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Joseph A. Canepari and Sara Elizabeth Canepari, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

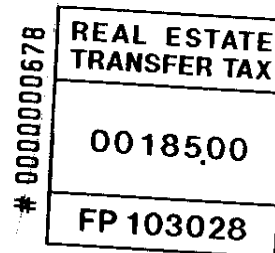
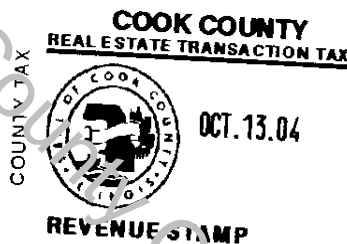
Given under my hand and official seal this 24th day of September, 2004



Sally M. Hodge

Notary Public

This instrument was prepared by:
 James A. Hochman, Esq.
 1776 S. Naperville Road A-103
 Wheaton, IL 60187

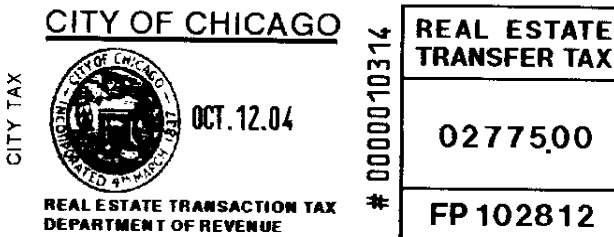
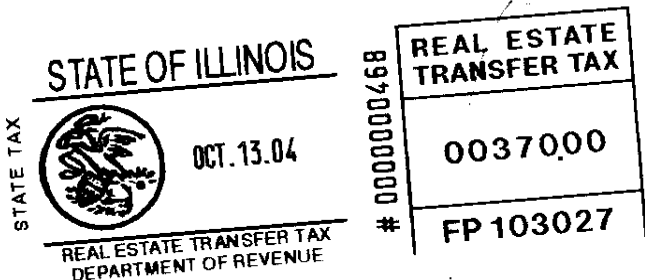


Mail to:

Stephen L. Kerschner
 1 North LaSalle St. Suite 3900
 Chicago, IL 60602

Send subsequent Tax Bills to:

James Dion
 300 West Grand Ave Unit 407
 Chicago, IL 60610



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EXHIBIT A

Legal Description:

Parcel 1: Unit Number 408 in the 300 West Grand Avenue Condominiums as delineated on a survey of the following described real estate:

Part of Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, 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 Number 98548808, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 for support, utilities, encroachments, ingress and egress, maintenance, common walls and storage and other uses more specifically set forth in the 300 West Grand, Chicago, Illinois Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 96179357 and as amended and restated by Instrument recorded as Document Number 98548807.

Parcel 3: The exclusive right to use Parking Space 20 located on the following described land for the purposes of parking vehicles and ingress and egress thereto, as created by Parking Agreement recorded as Document Number 98548809 as amended and shown on the site plan attached thereto, and the Unit Owner Agreement recorded as Document Number 99174852, said land described as follows: Lots 14, 15, 16, 17 and 18 in Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian.

Approved by Cook County Clerk's Office