

UNOFFICIAL COPY



WARRANTY DEED
Statutory - Illinois
Individual to Individual

Doc#: 0430720096
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/02/2004 12:07 PM Pg: 1 of 2

WARRANTY DEED

THE GRANTOR, BARRY A. BRANDELL, an unmarried person, of the City of Chicago, County of Cook, and State of Illinois, 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 CHRISTOPHER N. FRANTISAK, an unmarried person, of 1102 North Wolcott, Chicago, Illinois 60622, the following described real estate situated in Cook County, Illinois; to wit:

UNIT NUMBER 2 IN THE 1102 NORTH WOLCOTT CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0430044078 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years including taxes which may accrue by reason of new or additional improvements; (b) installments of regular assessments due after this date established pursuant to the Declaration of Condominium (c) easements, covenants, restrictions, agreements, conditions and building lines of record; (d) the Condominium Property Act; (e) the Plat; (f) the terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws, building and building line restrictions, and ordinances; (h) public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; and (i) streets and highways.

FREEDOM TITLE CORP. 6706416 10f3

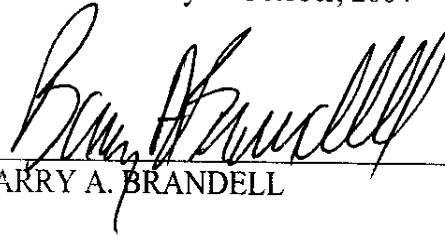
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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; TO HAVE AND TO HOLD said premises, forever.

P.I.N.: 17-06-401-043-0000
Address of real estate: 1102 North Wolcott #2
Chicago, Illinois 60622

Dated this 27th day of October, 2004

City of Chicago  Real Estate
Dept. of Revenue Transfer Stamp
357678 \$1,563.75
11/02/2004 10:50 Batch 06273 31



BARRY A. BRANDELL [SEAL]

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 BARRY A. BRANDELL, an unmarried person, 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, sealed and delivered the said instrument as his 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 27th day of October, 2004.


"OFFICIAL SEAL"
JACK A. ARFA
Notary Public, State of Illinois
My Commission Expires 08/19/2008


NOTARY PUBLIC

This instrument was prepared by Jack A. Arfa, 77 W. Washington St., #613, Chicago, IL 60602.
Send subsequent tax bills to Christopher N. Frantisak, 1102 N. Wolcott, #2, Chicago, IL 60622.
Mail to Allen R. Slutsky, 111 W. Washington St., 737, Chicago, IL 60602.

STATE OF ILLINOIS
STATE TAX  NOV.-2.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000011733
REAL ESTATE TRANSFER TAX
0020850
FP326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX  NOV.-2.04
REVENUE STAMP

0000144240
REAL ESTATE TRANSFER TAX
0010425
FP326670