UNOFFICIAL COPY

0432835**0**343

35

Doc#: 0432835054

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds

Date: 11/23/2004 07:54 AM Pg: 1 of 3

This document was prepared by

James D. Weier, Esq. Applegate & Thorne-Thomsen 322 S. Green Street, Suite 400 Chicago, IL 6 1607

And after recording return to:

Edward J. Flynn, II, Esq Flynn & Flynn Law Office 1415 West 22nd Street Tower Floor Oak Brook, IL 60523

WARRANTY DEED

Joseph J. Duffy, an unmarried man ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency is hereby acknowledged, does hereby CONVFY AND WARRANT to Bjorn Thorsrud ("Grantee"), and to his successors and assigns FOREVFR, all the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Covenants, conditions, and restrictions of record and any general real estate taxes for the year 2003 and subsequent years.

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 19th day of October 2004.

(L)

COLINS

8250108

Box 334

0432835054 Page: 2 of 3

UNOFFICIAL COPY

Joseph J. Duffy

State of Illinois) ss.
County of Cook)

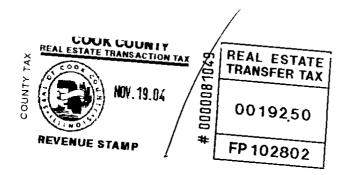
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph J. Duffy, personally known to me and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day ir. person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

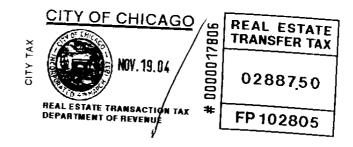
Given under my hand and official seal, this 19th day of October 2004.

Commission expires

Notary Public







0432835054 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT A Legal Description

PARCEL 1: UNIT 1705 AND P-132 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020484524 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484523.

Address of Real Estate:

701 S. Wells Street, Unit 1705 and Parking Space 132,

Chicago, Illinois

Permanent Index Numbers:

17-16-402-050-1065 and 17-16-402-050-1302

50631