



Doc#: 0432835054
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/23/2004 07:54 AM Pg: 1 of 3

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This document was prepared by

James D. Weier, Esq.
Applegate & Thorne-Thomsen
322 S. Green Street, Suite 400
Chicago, IL 60607

And after recording return to:

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

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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 CONVEY AND WARRANT to Bjorn Thorsrud ("Grantee"), and to his successors and assigns FOREVER, 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.

Box 334

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

Property of Cook County Clerk's Office