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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

YMT
4331478 (2/4)



0504047024D

Doc#: 0504047024
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/09/2005 07:46 AM Pg: 1 of 4

GIT

THE GRANTOR(S), EDJ ENTERPRISES, INC, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to GERARD D. CURTIN and AGNES O. CURTIN and JOHN P. CURTIN, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 1217 MADISON, EVANSTON, Illinois 60202 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT 'A'

SUBJECT TO: SEE ATTACHED EXHIBIT 'A'

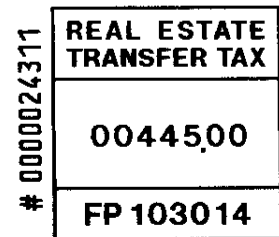
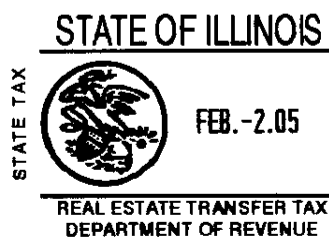
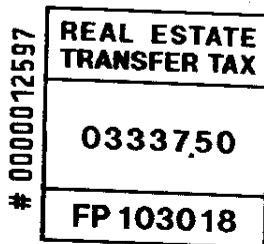
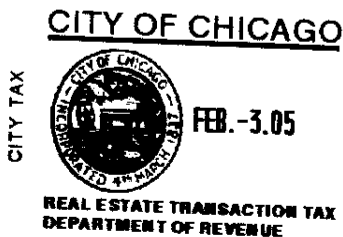
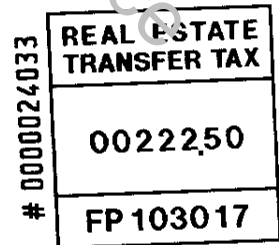
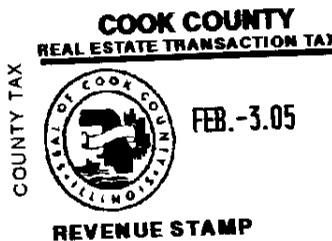
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 14-29-112-004, 14-29-112-005, 14-29-112-506
Address(es) of Real Estate: 3013 N. ASHLAND, UNIT 4, CHICAGO, Illinois 60657

Dated this 31st day of January, 2005

EDJ ENTERPRISES, INC

By: Cary Jacobson
CARY JACOBSON
PRESIDENT



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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CARY JACOBSON personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of January, 2005



Margaret Panitch (Notary Public)

Prepared By: Greg Braun
217 N. Jefferson St 5th Floor
Chicago, Illinois 60661

Mail To:
Andrew D. Werth & Assoc.
2822 Central St
Evanston IL 60201

Name & Address of Taxpayer:
GERARD D. CURTIN 1217 Madison Ave, Evanston IL 60202
3013 N. ASHLAND, UNIT 4
CHICAGO, Illinois 60657

Property of Cook County Clerk's Office

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ORDER NO.: 1301 - 004331478
ESCROW NO.: 1301 - 004331478

STREET ADDRESS: 3011-13 NORTH ASHLAND AVENUE UNIT# 4N
CITY: CHICAGO **ZIP CODE:** 60657 **COUNTY:** COOK
TAX NUMBER: 14-29-112-004-0000
14-29-112-005-0000 and 14-29-112-006-0000

Property of Cook County Clerk's Office

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3013-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3011-13 NORTH ASHLAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0314045120, IN THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-6, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "A"

Subject To: (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer (as hereinafter defined) commit to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants Grantee, it's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein."

Cook County Clerk's Office