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515627,0356

Doc#: 0519642038

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 07/15/2005 07:50 AM Pg: 1 of 3

Jr.

WARRANTY DEED

Above Space For Recorder's Use Only

SAMUEL

THE GPANTOR(s), DARREN J. SCHMIDT, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY(S) and WARRANT(S) to JAMES 8. WORLEY and CAREY RUSS, as Joint Tenants, GRANTEF(s), of 1932 Bissel, Chicago, Illinois, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described as Exhibit A attached hereto and made a part hereof, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

* Husband + wite, as temuts by the entirety

TO HAVE and TO HOLD said premises FOREVER AS JORN'T TENANTS WITH RIGHT OF SURVIVORSHIP.

Permanent Real Estate Index Number: 14-28-111-056-1002 and 14-28-111-056-1007

Address of Real Estate: 2944 N. Broadway, Unit 2N. Chicago, Illinois 60657

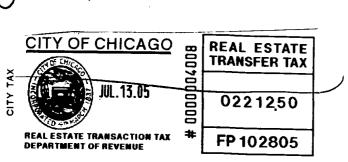
IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this <u>24</u> of June, 2005.

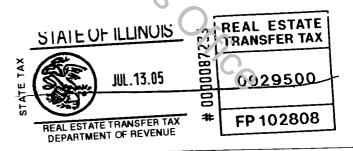
DARREN J. SCHMIDT

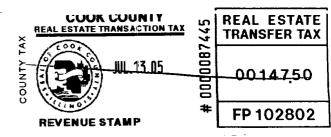
THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies, Esq. 4709 W. Golf Road Suite 475 Skokie, Illinois 60076

ME 526 5126







Box 334

3/8

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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 DARREN J. SCHMIDT, 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 for the

Given under my hand and official seal this day of June, 2005.

Commission expires 4, 2009

Notary Public

"OFFICIAL SEAL"
ELISE G. GFÁLLI
Notary Public, Stat : 0, 11tinois
My Commission Expires April 2, 7, 209

MAIL AFTER RECORDING TO:

John M. Aylesworth

1101 W. Lake Street 215 N. Aberdeen

1st Floor Soite 1-N

Chicago, Illinois 60607

3.Margolies.Residential.Schmidt Darren Sale.Warranty Deed.060205

MAIL TAX BILLS TO:

James S. Worley 2944 N. Broadway 2N Chicago, Illinois 60657

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EXHIBIT A

Legal Description

UNIT NO. 2N AND 2-PN IN 2944 BROADWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 50 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT, 57.85 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT, 37.15 FEET MORE OR LESS, TO A POINT WHICH 15.5 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 67.50 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 FEET 50 A POINT; THENCE NORTH ALONG AND PARALLEL WITH THE WEST LINE OF SAID LCT 34.90 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT, 90 FEET MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 46.50 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN THE SUBDIVISION OF THAT PART OF THE EAST 400 FEET OF BLOCK 1 IN GARDNER'S AND KNOKE'S SUBDIVISION OF THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, LYING NORTH OF THE NORTH LINE OF OAKDALE AVENUE, (EXCEPT THEREFROM THE SOUTH 125 FEET OF THE EAST 280 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91499626 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCUNTAGE INTEREST IN THE COMMON ELEMENTS. Office

EXHIBIT B

Title Exceptions

Covenants, conditions and restrictions of record, public and utility easements, the Condominium Declaration, the Illinois Condominium Act and general real estate taxes not yet due and payable.