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Doc#: 0520702211
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/28/2005 01:55 PM Pg: 1 of 4

This Instrument Prepared By:
Barbara Condit Canning, Esq.
Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash, 22nd Floor
Chicago, Illinois 60611-3607

Upon Recordation Return To:
Mathew Turner
2721 N. Wilton, Unit 1S
Chicago, Illinois 60614

WARRANTY DEED

The Grantor, WILLIAM FITZSIMONS, and LISA FITZSIMONS, husband and wife of 2721 N. Wilton, Unit #1S, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MATHEW TURNER, the following Real Estate situated in the County of Cook and State of Illinois, to wit: *a married man,*

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF


Property Address: 2721 N. Wilton, Unit 1S, Chicago, IL 60614

PIN: 14-29-405-038-1004

Subject to: SEE EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, said Grantor has signed this Warranty Deed, this 12 day of July, 2005.


WILLIAM FITZSIMONS


LISA FITZSIMONS

Box 400-CTCC

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G# 8285312
J Carter

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State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that WILLIAM FITZSIMONS and LISA FITZSIMONS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 12th day of July, 2005.

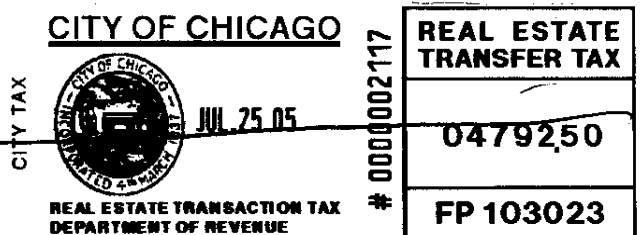
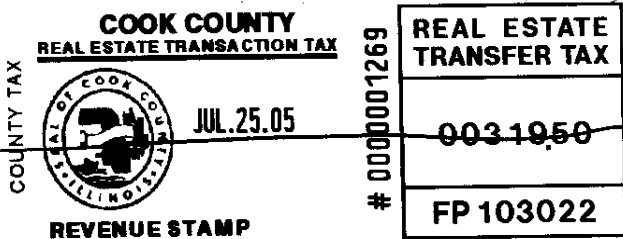
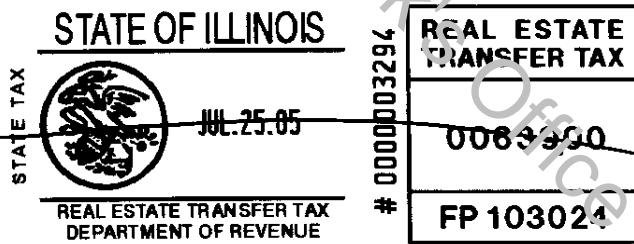
My commission expires 6/22, 2008.

Christine Gonzales
 Notary Public



Send Subsequent Tax Bills to:

Mathew Turner
 2721 N. Wilton, Unit 1S
 Chicago, IL 60614



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1S IN THE 2721 NORTH WILTON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 10 AND 11 (EXCEPT THE SOUTH 0.43 FEET) IN HELM AND BERGMAN'S SUBDIVISION (EXCEPT THE WEST 48.00 FEET OF THE NORTH 125.00 FEET THEREOF) OF BLOCK 2 OF BERGMAN'S SUBDIVISION OF THE WEST $\frac{3}{4}$ OF OUTLOT 9 OF CANAL TRUSTEE'S SUBDIVISION OF THE EAST $\frac{1}{2}$ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY HELPE ENTERPRISES, L.L.C. RECORDED ON APRIL 4, 2001 AS DOCUMENT 0010267718.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 0010267718.

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EXHIBIT B

- (i) Covenants, Conditions and Restrictions of record;
- (ii) Public and utility easements
- (iii) Specific governmental taxes or assessments for improvements not yet completed.
- (iv) General real estate taxes for the year 2004 and subsequent years;
- (v) Mortgage or Trust Deed of Grantee; and

Property of Cook County Clerk's Office