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1999-12-08 15:13:42
Cook County Recorder 25.50

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)



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Property of Cook County Clerk's Office

Above Space for Recorder's use only

THE GRANTOR Teresa R. Nardi married to Charles B. Roberts

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations _____ in hand paid,

CONVEY _____ and WARRANT _____ to:

Sarr J. Njaa
5257 N. St. Louis Avenue
Chicago, Illinois 60625

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

3M


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

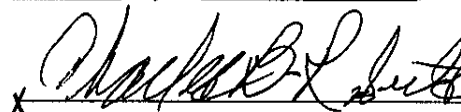
SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 1998 and subsequent years.

Permanent Real Estate Index Number(s): 13-02-300-005-1011

Address(es) of Real Estate: 3900 W. Bryn Mawr, Unit 301, Chicago, Illinois 60659

Dated this 23rd day of November, 1999.

 (SEAL)

 (SEAL)

PLEASE PRINT OR TYPE NAME(S) _____
Teresa R. Nardi

_____ Charles B. Roberts

BELOW SIGNATURE(S) _____ (SEAL)

_____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Teresa R. Nardi married to Charles B. Roberts *her husband*

IMPRESS SEAL HERE

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, 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 6th day of December 1999

Commission expires 1/28 / 2000 *Robert A. Weisman*
NOTARY PUBLIC

This instrument was prepared by: Robert A. Weisman, Robert A. Weisman, Ltd.
33 N. LaSalle Street, Suite 3200, Chicago, IL 60602

MAIL TO:

Donald M. Hodgkinson

111 W. Washington, Suite 1860

Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Sara J. Njaa

3900 W. Bryn Mawr, Unit 301

Chicago, Illinois 60659

City of Chicago

Dept. of Revenue

216864

12/08/1999 11:44 Batch 07204 30

Real Estate

Transfer Stamp

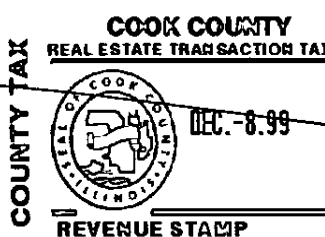
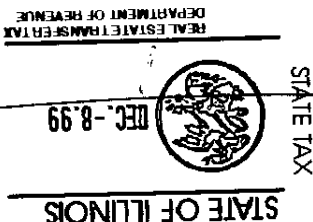
\$1,147.50



OR RECORDER'S OFFICE BOX NO. _____

FP326660
0015300
REAL ESTATE TRANSFER TAX

0000006774



0000014031

REAL ESTATE TRANSFER TAX
0007650
FP326670

LEGAL DESCRIPTION

PARCEL 1:

UNIT 301 IN CONSERVANCY AT NORTH PARK CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 833.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 06 MINUTES 24 SECONDS EAST ON THE EAST LINE OF SAID TRACT A DISTANCE OF 583 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 255.38 FEET; THENCE NORTH A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE 89.0 FEET; THENCE WEST 78.0 FEET, THENCE NORTH 10.0 FEET, THENCE WEST 48.0 FEET, THENCE SOUTH 20.0 FEET, THENCE WEST 78.0 FEET THENCE SOUTH 89 FEET THENCE EAST 204 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOI; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94923282 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 301 AND STORAGE SPACE 301, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS 94923282.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923280.

Cook County Clerk's Office