

# UNOFFICIAL COPY

COOK  
CO. NO. 016

## WARRANTY DEED

053143

IN CONSIDERATION of Ten (\$10.00) Dollars and other good and valuable consideration, BRUCE L. BYL AND MARY C. BYL, his wife (the "Grantors"), hereby convey and warrant to JOSEPH J. FITZGERALD AND EVELYN KUO FITZGERALD, husband and wife, 1651 Courtland Drive, Arlington Hts., IL 60004, not as tenants in common or as joint tenants but as tenants by the entirety, the following described real estate (the "Real Estate"):

See Exhibit A attached

The foregoing conveyance is subject to covenants, conditions and restrictions (as to use and occupancy) of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1993 and subsequent years; and installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium.

Grantors hereby release and waive all rights arising under and by virtue of the homestead exemptions laws of the State of Illinois.

The permanent real estate index number for the Real Estate is 14-29-302-159-1012.

The Real Estate is commonly known as 2704-A North Southport, Chicago, Illinois 60614.

Dated at Chicago, Illinois this 24<sup>th</sup> day of June, 1994.

*Bruce L. Byl*  
BRUCE L. BYL

*Mary C. Byl*  
MARY C. BYL

STATE OF ILLINOIS )  
COUNTY OF COOK )

The undersigned, a notary public in and for Cook County, Illinois, does hereby certify that BRUCE L. BYL AND MARY C. BYL, his wife,



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
28350

*[Handwritten signature]*

053143

REAL ESTATE TRANSACTION  
REVENUE  
STAMP  
JUN 1994



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COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
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Property of Cook County Clerk's Office

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CITY OF CHICAGO \*  
REAL ESTATE TRANSACTION TAX \*

DEPT. OF REVENUE JUN 22 '94 \*  
999.00 \*



94561630 \*  
CITY OF CHICAGO \*  
REAL ESTATE TRANSACTION TAX \*  
DEPT. OF REVENUE JUN 22 '94 \*  
999.00 \*



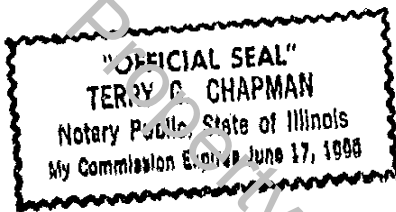
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REAL ESTATE TRANSACTION TAX \*  
DEPT. OF REVENUE JUN 22 '94 \*  
128.25 \*



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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 such 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 24<sup>th</sup> day of June, 1994.



  
NOTARY PUBLIC

This instrument was prepared by: Terry G. Chapman of Abrams & Chapman, 321 South Plymouth Court, Suite 1200, Chicago, Illinois 60604-3990.

After recording, mail to: Mr. Joseph J. Fitzgerald, 2704-A North Southport, Chicago, Illinois 60614.

Send subsequent tax bills to: Mr. Joseph J. Fitzgerald, 2704-A North Southport, Chicago, Illinois 60614.

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## EXHIBIT A

*Will* Unit Number 2700L in Park Lane Townhome Condominium as delineated on a survey of the following described real estate:

THAT PART OF THE FOLLOWING DESCRIBED LAND: LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 4 IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 AFORESAID, ALSO LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, ALSO LOTS 14 THROUGH 18 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 14 AND 15 IN SUBDIVISION OF LOT 1 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88248725 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

P.I.N.# 14-29-302-159-1012

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