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95392071

1. 755-1141/1145

WARRANTY DEED PB

THE GRANTORS, EDWARD M. SLATTERY and CHRISTINE KENTOPP SLATTERY, husband and wife, of 345 W. Fullerton #1307, Chicago, Illinois 60614, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby CONVEY AND WARRANT to WILLIAM R. HARPER and VALERIE M. HARPER, husband and wife, in tenancy by the entirety and not as joint tenants or tenants in common, whose address is 215 E. Chicago # 2012, Chicago, Illinois 60611, GRANTEES, in fee simple, the following described Real Property, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, 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 as above described, unto the Grantees, their successors and assigns forever, SUBJECT TO covenants, conditions and restrictions of record (which do not unreasonably interfere with a single-family residential use of said premises, including, without limitation, the condominium declaration and any amendments thereto); public and utility easements; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 1994 and subsequent years.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals this 6th of June 1995.

Edward M. Slattery
Edward M. Slattery

Christine Kentopp Slattery
Christine Kentopp Slattery

DEPT-01 RECORDING

\$27.00

T40012 TRAN 4748 06/16/95 15:20:00

45107 JJ *-95-392071

COOK COUNTY RECORDER

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INVOICE

Property of Cook County Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
JUN 15 1995
00860

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
JUN 15 1995
10725

95392071

Cook County
REAL ESTATE TRANSFER TAX
JUN 15 1995
7775

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
JUN 15 1995
156.50

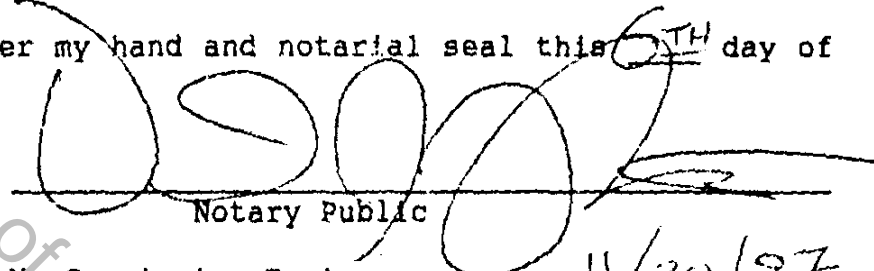
COOK
CLERK
215
239364

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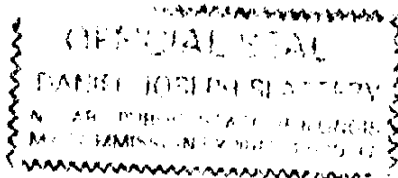
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, DANIEL J. SLATTERY a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Edward M. Slattery and Christine Kentopp Slattery, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6TH day of June 1995.


Notary Public

My Commission Expires: 11/20/97



This instrument was prepared by:

Daniel J. Slattery, Esq.
Katz Randall & Weinberg
200 North LaSalle Street
Chicago, Illinois 60601

MAIL TO:

Shawn S. Magee, Esq.
Vedder, Price, et al.
222 N. LaSalle St.
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Valerie & William Harper
345 W. Fullerton #1307
Chicago, Illinois 60614

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 1307 IN 345 FULLERTON PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1, 2 AND 3 IN BLOCK 2 IN PETERBORO TERRACE ADDITION TO CHICAGO BEING A SUBDIVISION OF PART OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

ALSO

PARCEL 2:

THE EAST 60 FEET OF THE WEST 248 FEET OF THE NORTH 160 FEET OF LOT 3 IN ADAMS AND PORTERS SUBDIVISION OF THAT PART OF BLOCKS 2 AND 3 LYING NORTH OF THE EAST AND WEST CENTER LINE OF BLOCKS 2 AND 3 OF CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92066730 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 14-33-200-016-1083

Address of Real Property: 345 W. Fullerton #1307
Chicago, Illinois 60614

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2025-03-14