



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

10/26/97

10/26/97

Property Clerk's Office

THE GRANTOR(S) Gary S. Weiss and Sharon G. Weiss, his wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY(S) and WARRANT(S) to John M. Slattery II and Kristin J. Slattery (GRANTEE'S ADDRESS) 3316 N. Lakewood, #2, Chicago, Illinois 60657

of the County of Cook, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS HOMESTEAD PROPERTY.

SUBJECT TO: See EXHIBIT B attached hereto and made a part hereof

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 husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 14-29-302-159-1035

Address(es) of Real Estate: 2720 North Southport, Unit B, Chicago, Illinois 60614

Dated this 17th day of November, 1997

Gary S. Weiss

Sharon G. Weiss

Sharon G. Weiss

BUTLER/PI

STATE OF ILLINOIS
DEPT. OF REVENUE
372.50

COOK COUNTY
STATE STATE TRANSACTION TAX
186.25

BOX 333-CTI

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EXHIBIT "A"
Legal Description

UNIT NUMBER 2720-F 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. No.: 14-29-302-159-1035

Address of Property: Unit B, 2720 N. Southport, Chicago, IL 60614

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Exhibit B

TAXES FOR THE YEARS 1997.
1997 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 14-29-302-159-1035.

NOTE: 1996 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$2,974.14 IS PAID.

NOTE: 1996 FINAL INSTALLMENT AMOUNTING TO \$3,125.98 IS PAID.

EASEMENT IN, UPON, UNDER, OVER AND ALONG THE AREA SHOWN AND ATTACHED AS EXHIBIT 'A' OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED MAY 11, 1988 AS DOCUMENT 88201888 .

COVENANT MADE BY BANK OF PAVENWOOD, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 13, 1986 AND KNOWN AS TRUST NUMBER 25-8030, AGREEING THAT THE OWNERSHIP OF THE PROPERTY SHALL BE IN THE FORM OF A CONDOMINIUM CONTAINING 57 UNITS, MAINTENANCE IN A PROPER MANNER ANY AND ALL SEWER LINES AND SAID COVENANT SHALL BE BINDING UPON ALL SUBSEQUENT GRANTEEES, RECORDED SEPTEMBER 11, 1987 AS DOCUMENT 87499995.

THE RECORDING OF ANY DEED OR OTHER INSTRUMENT OF CONVEYANCE OF THE LAND, OR ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER A LAND TRUST, THE TRANSFER OF REAL ESTATE BY SALE OF PARTNERSHIP INTERESTS, SALE OF STOCK IN A CORPORATION OR SIMILAR METHODS, OR TRANSFER OF A LEASEHOLD INTEREST UNDER A LEASE WHICH PROVIDES FOR A TERM OF 30 OR MORE YEARS, CONSIDERING ANY OPTIONS TO RENEW OR EXTEND WHETHER OR NOT ANY PORTION OF THE TERM HAS EXPIRED, MAY BE SUBJECT TO REAL ESTATE TRANSFER TAXES LEVIED BY THE CITY OF CHICAGO AND IS SUBJECT TO:

(1) PRIOR APPROVAL BY THE WATER COMMISSIONER;

(2) EITHER CERTIFICATION OF EXEMPTION FROM THE CITY BUILDING REGISTRATION ORDINANCE OR ATTACHMENT OF EITHER A CERTIFICATION OF REGISTRATION OR A RECEIPT FROM THE DEPARTMENT OF BUILDINGS SHOWING THAT THE BUILDING HAS BEEN REGISTERED BY THE PURCHASER. IN THE ABSENCE OF SUCH APPROVAL, THE RECORDER OF DEEDS IS REQUIRED BY STATE LAW TO REFUSE TO RECORD OR REGISTER INSTRUMENTS OF CONVEYANCE THAT ARE NOT IN COMPLIANCE WITH SUCH TAX REQUIREMENTS.

LIEN IN FAVOR OF THE CITY OF CHICAGO TO WHICH THE LAND WILL BECOME SUBJECT IN THE EVENT THAT A DEED OF CONVEYANCE THEREOF IS RECORDED OR AN ASSIGNMENT OF THE BENEFICIAL INTEREST THEREIN OR OTHER DOCUMENT OF TRANSFER IS GIVEN TO A TRANSFERREE WITHOUT HAVING AFFIXED THERETO THE REVENUE STAMPS REQUIRED BY CH. 3-33 OF THE MUNICIPAL CODE, EFFECTIVE MARCH 1, 1993, AND RECORDED AS DOCUMENT NO. 93052509.

UNRECORDED GRANT OF EASEMENT FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 39196 TO ILLINOIS BELL.

(AFFECTS NORTH-SOUTH 16 FOOT PUBLIC ALLEY).

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Exhibit B (continued)

G (A) RIGHTS OF THE MUNICIPALITY, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED ALLEY;

(B) RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.

H EASEMENT GRANT MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 19, 1969 AND KNOWN AS TRUST NUMBER 39196 TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER AND ACROSS ALL THAT PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT 23188983 LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 14 IN THE SUBDIVISION OF LOT 1 IN LEMSCKE'S SUBDIVISION.

J AGREEMENT RECORDED MARCH 22, 1910 AS DOCUMENT 4527661 MADE BY AND BETWEEN FREDERICK KAehler AND PETER FELTMANN FOR A 16 FOOT ALLEY EAST OF AND ADJOINING THE WEST 123 FEET OF LOT 4 IN BLOCK 45 IN SHEFFIELD'S ADDITION AFORESAID. .

J (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 8, 1968 AS DOCUMENT 88248725 AND AMENDED FROM TIME TO TIME

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT.'

L THE DEVELOPER HAS RESERVED THE RIGHT TO ADD ADDITIONAL PROPERTY TO THAT WHICH HAS BEEN SUBMITTED TO THE ILLINOIS CONDOMINIUM PROPERTY ACT BY DECLARATION RECORDED AS DOCUMENT 88248725 AND IN THE EVENT OF ANY SUCH ADDITION, TO REALLOCATE PERCENTAGE INTEREST IN THE COMMON ELEMENTS. FOR FURTHER PARTICULARS, SEE THE AFORESAID DECLARATION.

R EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, RECORDED JULY 7, 1969 AS DOCUMENT 89309468.

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