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1999-07-20 11:47:21

Cook County Recorder

25.00



WARRANTY DEED

Statutory (Illinois) (Individual to Individual)

THE GRANTOR, JOHN WRONKIEWICZ, Divorced & Not Since Remarried, of the City of CHICAGO, County of COOK, State of ILLINOIS, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JEANNIE CHOI, 14741 W. Imperial Drive, Libertyville, Illinois 60048, the following described Real Estate situated in the COUNTY of COOK in the STATE of ILLINOIS, to-wit:

> See Rider containing Legal Description & Subject To attached he reto as Exhibit "A" 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.

PIN:

18分十分月日日日

14-31-204-034

Property:

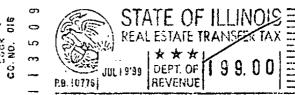
2340 NORTH ELSTON AVENUE, UNIT 2F, CHICAGO, ILLINOIS 60614

Hay of JULY, 1999

118217-1 ELL 06/30/99

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that JOHN WRONKIEWICZ, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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

_ day of JULY, 1999

NOTARY PUBLIC

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE

STAMP JUL 19'99

F.D. 11427

COOK COUNTY

ESTATE TRANSACTION TAX

ESTATE TRANSACTION TAX

"OFFICIAL SEAL"
BARRY WEISS
Notary Public, State of Illinois
My Commission Expires 4/24/2001

This Instrument was prepared by: ERIC G. PATT, ESQ. ROBBINS, SALOMON & PATT, LTD. 25 EAST WASHINGTON STREET, SUITE 1000 SUITE 1000 CHICAGO, IL 60602

Mril Subsequent Tax Bills: JEANNIF CHOI 2340 N. ELSTON AVENUE UNIT 2F CHICAGO, ILLINOIS 60614

After Recording, Please Mail To: BARRY WEISS, ESQ. TOPPER & WEISS, LTD. 19 SOUTH LASALLE STREET SUITE 503 CHICAGO, IL 60603 * CITY OF CHICAGO *

REAL ESTATE TRANSACTION TAX *

DEPT. OF REVENUE JUL19999 90 0.00 *

REVENUE JUL19999 **

* CITY OF CHICAGO *

* REAL ESTATE TRANSACTION TAX

* PRINTED TO THE PRINTED TO T

118237-1 BLL 06/30/91

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 2F 2340 NORTH ELSTON AVENUE CHICAGO, ILLINOIS 60614

PARCEL 1:

UNIT NUMBER 2-F IN THE ELSTON COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN BLOCK & OF FULLERTON'S ADDITION TO CHICAGO, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT (COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 445417.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; THE ASSOCIATION DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS; RIGHTS, IF ANY, OF PERSONS PROVIDING PRIVATE TELEVISION SERVICES; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; AND ANY OTHER MATTERS WHICH SHALL BE INSURED OVER BY THE TITLE INSURER.

PIN: 14-31-204-034

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