

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS Stevo Petkovic and Ljiljana Petkovic, husband and wife

of the County of Cook, and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT in fee simple unto

James T. Shields, a single person
3170 North Sheridan, Unit 1109
Chicago, Illinois 60657

all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 14-20-424-026-0000 (undivided)
Address of Real Estate: 3248 North Sheffield, Unit 3
Chicago, Illinois 60657

together with the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantors have hereunto set their hand and seal this 17th day of May, 1999.

[Signature]

Stevo Petkovic

[Signature]

Ljiljana Petkovic

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 Stevo Petkovic and Ljiljana Petkovic, husband and wife, 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 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 17 day of May, 1999.



[Signature]

NOTARY PUBLIC

My commission expires on _____

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1999-07-23 14:07:58
Cook County Recorder 25.00



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BOX 333-CTI

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3 IN THE 3248 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 44 IN BLOCK 5 IN BAXTER'S SUBDIVISION OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98872807 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-3, A, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98872807.

GRANTORS ALSO HEREBY GRANT TO THE GRANTEE, HER SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTORS RESERVES TO THEMSELVES AND THEIR, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning building laws and ordinances; (3) public utility easements and private easements for pedestrian ingress and egress provided they do not interfere with Grantees' use of the property as a single family residence; (4) provisions of the Municipal Code of Chicago; (5) provisions of the Condominium Property Act of Illinois (the "Act"); (6) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by the 3248 North Sheffield Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (7) encroachments, if any, shown on the Plat of Survey attached to the Declaration, provided they do not interfere with Grantees' use of the property as a single family residence; (8) assessments due to the Association after the Closing Date; and (9) such other matters as to which the Title Insurer commits to insure Grantees against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

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Address of Real Estate: 3248 North Sheffield, Unit 3, Chicago, Illinois 60657

This instrument was prepared by: Eileen C. Lally, One E. Wacker, #2920, Chicago, Illinois 60601

MAIL TO:

Marcia Sabesin
561 West Diversey Parkway
Suite 206
Chicago, Illinois 60614

SEND SUBSEQUENT TAX BILLS TO:

James T. Shields
3248 North Sheffield
Unit 3
Chicago, Illinois 60657

UNOFFICIAL COPY

93704961

Property of Cook County Clerk's Office

COOK
CO. NO. 018
113606
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10376 JUL 22'99 DEPT. OF REVENUE 289.00

140262
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUL 22'99 P.B. 11424 144.50

★ 118518
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL 22'99 P.B. 11193 999.00 ★

★ 118519
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★ DEPT. OF REVENUE JUL 22'99 P.B. 11193 999.00 ★

★ 118520
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL 22'99 P.B. 11193 169.50 ★