

WARRANTY DEED

9296/0577 03 001 Page 1 of 4  
1999-01-27 14:53:29  
Cook County Recorder 27.00



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

Harley Esposito, a single person  
3109 North Sheffield  
Chicago, Illinois 60614

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 2  
Chicago, Illinois 60657

together with the tenements, hereditaments and appurtenances thereunto 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 3rd day of Nov, 1998.

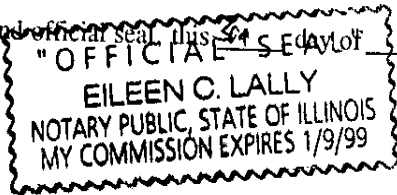
*Stevo Petkovic*  
Stevo Petkovic

*Ljiljana Petkovic*  
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 3rd day of Nov, 1998.



*Eileen C. Lally*  
NOTARY PUBLIC

My commission expires on 1-9-99

98113324 7769101 (Prob) LND CTIC 1/2

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2 IN THE 3248 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF  $\frac{1}{4}$

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 NUMBER 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-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER ~~98872807~~ 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.

Permanent Index Number: 14-20-424-026-0000 (undivided)  
Address of Real Estate: 3248 North Sheffield, Unit 2, Chicago, Illinois 60614

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

MAIL TO:

Amy Corrigan, Esq.  
30 North LaSalle  
Suite 1210  
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Harley P. Esposito  
3248 North Sheffield  
Unit 2  
Chicago, Illinois 60657

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Property of Cook County Clerk's Office

COOK  
CO. NO. 018  
1 0 6 9 0 0



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JAN 20 '99 DEPT. OF REVENUE 275.00  
P.B. 10776

1 3 4 0 0 0

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP JAN 27 '99  
P.B. 11424



137.50

★  
★  
★  
★  
0 7 3 9 8 6

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE  
JAN 27 '99  
P.B. 11187



999.00

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CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE  
JAN 27 '99  
P.B. 11187



999.00

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CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE  
JAN 27 '99  
P.B. 11187



64.50

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