

UNOFFICIAL COPY

00428321

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2000-06-12 12:00:06
Cook County Recorder 25.00



00428321



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANTS**

from an heirs-lead

THE GRANTOR, KAY NELSON, married to Darrin Doan, 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 in hand paid, CONVEY and Warrant to MARY ANN RHODES and JAMES BERNARD POYNTON, not as tenants in common, but as joint tenants, 709 W. Roscoe #2R, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

3

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

SUBJECT TO: SEE EXHIBIT 'A' 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 not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number: 14-29-222-036-1015
Address of Real Estate: 2912 North Halsted, Chicago, Illinois 60657

Dated this 31st day of May, 2000.

BOX 323-CTI

2818 282

[Signature]
KAY NELSON

[Signature]
DARRIN DOAN

COOK CO. NO. 016
3 0 5 0 5 6
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-5'00 DEPT. OF REVENUE
P.B. 10686
219.00

3 3 2 4 6 7
Cook County
REAL ESTATE TRANSACTION TAX
STAMP JUN-9'00
P.B. 11427
109.50

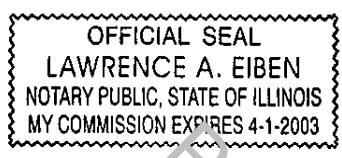
00428334

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KAY NELSON, married to Darrin Doan, 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 she signed, sealed and delivered the said instrument as her 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 25th day of May, 2000.

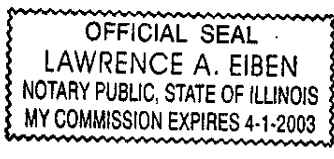


Lawrence A. Eiben (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DARRIN DOAN, married to Kay Nelson, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of May, 2000.



Lawrence A. Eiben (Notary Public)

Prepared By: Lawrence A. Eiben, Esquire
311 S. Wacker Drive, Suite 5125
Chicago, Illinois 60606-6622

★ 0 9 2 0 3 3
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN-3'00 ★
★ PD. 11187 ★
999.00

Mail To:
RICHARD P. BUTCHER, ESQUIRE
William P. Butcher and Associates
17450 S. Halsted, Suite 2NW
Homewood, IL 60430

★ 0 9 2 0 3 3
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN-3'00 ★
★ PD. 11187 ★
643.50

Name & Address of Taxpayer:
MARY ANN RHODES and JAMES BERNARD POYNTON
2912 North Halsted
Chicago, Illinois 60657

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EXHIBIT 'A'
Legal Description

00428321

UNIT NUMBER 2912-2 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERED TO AS PARCEL): LOTS 19 TO 29, BOTH INCLUSIVE IN BLOCK 2 IN WOODLAND SUBDIVISION OF THE EAST 1/2 OF BLOCK 5 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS 28 AND 29 IN BLOCK 1 IN WOODLAND SUBDIVISION OF THE EAST 1/2 BLOCK IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THRID PRINCIPAL MERIDAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1890 IN BOOK 45 OF PLATS, PAGE 27, AS DOCUMENT NUMBER 1391238, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 16, 1969 KNOWN AS TRUST NUMBER 1049, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24266331 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR 2990817, TOGETHER WITH UNDIVIDED 1.1377 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOS

SUBJECT TO:

(a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto, if any; (c) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendment thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installements not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for the year 1999 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.