

WARRANTY DEED



MAIL TO:
Michael Hirschtick
6321 Avondale Ave.
Chicago, Illinois 60631

NAME & ADDRESS OF TAXPAYER:
John Murphy
6525 N. Nashville, #503
Chicago, Illinois 60631

MAGGLO 723-625-7700

GRANTOR(S), Loretta Traylor ^{A WIDOW} of Aurora in the County of ^{DuPage} in the State of CO, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), John Murphy of 7046 N. Olcott, Chicago in the County of Cook, in the State of Illinois, the following described real estate:

UNIT NO. 3-E, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):
ALL THAT PART OF LOT 6 IN BILLY CALDWELL'S RESERVATION IN SECTION 31, TOWNSHIP 40 AND 41, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 1 IN THE SUBDIVISION OF A PART OF THE SOUTH EAST FRACTIONAL 1/4 OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THAT PART OF THE VACATED ALLEY, LYING SOUTH AND SOUTHWESTERLY OF LOT 1 AFORESAID, DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 50.0 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; CONTINUING THENCE 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1 EXTENDED SOUTH; THENCE NORTH IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES 28 MINUTES 18 SECONDS WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 56 DEGREES 52 MINUTES 50 SECONDS EAST IN SAID PARALLEL LINE 142.90 FEET TO THE POINT OF BEGINNING WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 1971 AND KNOWN AS TRUST NUMBER 58765, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22211098, TOGETHER WITH AN UNDIVIDED 2.683 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

UNOFFICIAL COPY

SURVEY) IN COOK COUNTY, ILLINOIS.

00058262

Permanent Index No.:

10-31-409-060-1034

Property Address:

6525 N. Nashville, #503

Chicago, Illinois 60631

SUBJECT TO: (1) General real estate taxes for the year 1998 and subsequent years. (2) Covenants, conditions and restrictions of record. → hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 28th day of December 1999.

+ Lora Laredo as P/O/A for Loretta Traylor

Lora Laredo, as P/O/A for

Loretta Traylor

STATE OF ILLINOIS

COUNTY OF COOK

SS

City of Chicago

Dept. of Revenue

219383

01/24/2000 11:32 Batch 01204 35



Real Estate

Transfer Stamp

\$1,005.00

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Loretta Traylor 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 the 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 notary seal, this 28th day of

December, 1999

Lisa Bastounes Notary Public

(seal)

My commission expires

6/6/00



COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph Section 4,

Prepared By:

Joseph La Zara

7246 W. Touhy Ave.

Chicago, Illinois 60631-4327

