

UNOFFICIAL COPY

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7602/0048 28 001 Page 1 of 3
2000-02-03 13:13:42
Cook County Recorder 25.50

4295-00 1 of 2

WARRANTY DEED
(Individual to Individual)
Illinois



00088111

MAIL TAX BILL TO :
THOMAS M. SEFTENBERG AND
LEE H. SEFTENBERG
1801 LARCHMONT, #206
CHICAGO, IL 60613

GRANTEE'S ADDRESS
THOMAS M. SEFTENBERG AND
LEE H. SEFTENBERG
835 W. GRACE ST.
CHICAGO, IL 60613

THE GRANTORS, THOMAS LINDGREN, ^{single, never married} of 1801 W. LARCHMONT, UNIT 206, CHICAGO, IL 60613 for and in consideration of Ten Dollars and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to THOMAS M. SEFTENBERG AND LEE H. SEFTENBERG, Husband and Wife, not as Tenants in Common or as Joint Tenants but in Tenancy by the Entirety, the following described Real Estate, situated in the county of COOK and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT 206/P31 IN THE LARCHMONT LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED. 2 PARCELS OF LAND:

PARCEL A:

LOTS 43 TO 48 INCLUSIVE, IN THE EAST 6 1/4 FEET OF LOT 49, LOT 51 AND THE WEST 1/2 OF LOT 50 (EXCEPT THE EAST 5.42 FEET OF SAID WEST 1/2 OF LOT 50) ALL IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF) ALL IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE NORTH 59.0 FEET OF LOTS 79 TO 84 IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF) ALL IN COOK COUNTY ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96507490, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

RETURN TO:
FIRST FINANCIAL TITLE CO.
4201 LAKE COOK ROAD
NORTHBROOK, IL 60062



PARCEL 2:

A PERPETUAL, NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF, AND APPURTENANT TO PARCEL 1, FOR INGRESS AND EGRESS, CREATED BY EASEMENT GRANT MADE BY AND BETWEEN THE CHICAGO TRANSIT AUTHORITY AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NO. 119038-04 RECORDED APRIL 2, 1996 AS DOCUMENT 96248211, OVER ALONG AND ACROSS THE FOLLOWING 2 PARCELS OF LAND:

EASEMENT A:

THE WEST 14.10 FEET OF THE EAST 20.35 FEET OF LOT 49 IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2, AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

EASEMENT B:

THE EAST 15.20 FEET OF LOT 78 IN BLOCK 3 IN CHARLES J. FORDS SUBDIVISION AFORESAID.

COMMONLY KNOWN AS: 1801 LARCHMONT, #206, CHICAGO, IL 60613

PERMANENT INDEX NUMBER: 14-19-204-030-1019
14-19-204-030-1094

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. TO HAVE AND HOLD said premises TENANCY BY THE ENTIRETY forever

In Witness Whereof, said Grantor(s) have executed this instrument this 27th day of January, 2000.


THOMAS LINDGREN

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
220056 \$1,893.75
02/03/2000 12:45 Batch 01213-40



COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
FEB. 3.00
REVENUE STAMP



0000017643
REAL ESTATE TRANSFER TAX
0012625
FP326670

STATE TAX
STATE OF ILLINOIS
FEB. - 3.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000008123
REAL ESTATE TRANSFER TAX
0025250
FP326660



STATE OF ILLINOIS)

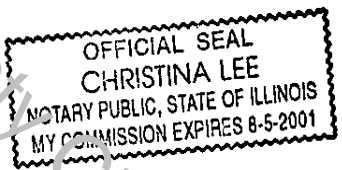
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that THOMAS LINDGREN, 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 severally 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 seal, this 27th day of January, 2000.

My Commission Expires _____

[Handwritten Signature]
Notary Public



This instrument was prepared by:
SHAPIRO & KREISMAN
4201 LAKE COOK RD.
NORTHBROOK, IL 60062

Mail to:
Judy L. DeAngelis
767 Walton Lane
Grayslake, IL
60030