

UNOFFICIAL COPY

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1234/0053 10 001 Page 1 of 3

2001-04-02 10:26:44

Cook County Recorder 25.00



0010258663

① *STIS 2/23/2004*  
WARRANTY DEED

THE GRANTOR, Elijah O. Ezeofor and Lily E. Obika, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, in hand paid, CONVEY and WARRANT to:

*Fredrick*  
M. Campeau and Michelle Thomas  
1804 W. Farwell, #3C  
Chicago, IL 60625

**Husband and Wife, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entireties**

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal: SEE ATTACHED LEAGAL

Subject to: Non-delinquent general taxes for 2000 and subsequent years; building lines and building and liquor restrictions of record, zoning and building laws and ordinances, provided that there are no violations of same; public and utility easements, provided that there are no encroachments upon same; covenants and restrictions of record as to use and occupancy, provided same do not adversely affect the Purchaser's use of the property as a single family residence; act done or suffered by or through the Purchasers.

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 forever.

Permanent Real Estate Index Number: 10-25-428-043-0000

Address of Real Estate: 7319 North Campbell, Unit A, Chicago, Illinois 60645

Dated this 2<sup>nd</sup> day of March, 2001

*Elijah O. Ezeofor*  
\_\_\_\_\_  
Elijah O. Ezeofor (SEAL)

*Lily E. Obika*  
\_\_\_\_\_  
Lily E. Obika (SEAL)

BOX 333-CTI

# UNOFFICIAL COPY

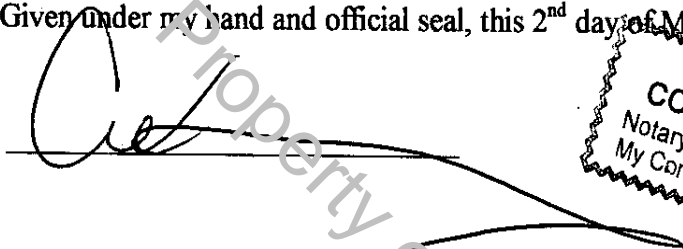
State of Illinois

SS.

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Elijah O. Ezeofor and Lily E. Obika, his wife, personally known to me to be the same person whose name 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 official seal, this 2<sup>nd</sup> day of March, 2001.

  
"OFFICIAL SEAL"  
**CORI L. ROTHSTEIN**  
Notary Public, State of Illinois  
My Commission Expires 9/1/03


This instrument was prepared by Law Offices of Marc W. Sargis, 7366 N. Lincoln Ave. #206, Lincolnwood, Illinois, 60712.

MAIL TO

Lee Padgitt  
560 Greenbay Rd. Suite 100  
Winnetka, IL 60093


SEND TAX BILL TO:

Fred Campezu and Michelle Thomas  
7319 N. Campbell UNIT A  
Chicago, IL 60645

STATE OF ILLINOIS  
STATE TAX  HAR.29.01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000005616

REAL ESTATE TRANSFER TAX
0013000
FP 102803

CITY OF CHICAGO  
CITY TAX  HAR.29.01  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002835

REAL ESTATE TRANSFER TAX
0135000
FP 102805

COOK COUNTY  
COUNTY TAX  HAR.29.01  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000005623

REAL ESTATE TRANSFER TAX
0009000
FP 102802

0010258663

**LEGAL:**

**PARCEL 1:**

THAT PART OF LOT 1 LYING WEST OF A STRAIGHT LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT 1, WHICH IS 80.32 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, TO A POINT IN THE SOUTH LINE OF SAID LOT 1, WHICH IS 83.45 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1 (EXCEPT THE EAST 40.10 FEET THEREOF AS MEASURED ON THE NORTH AND SOUTH LINES OF SAID LOT 1): IN LAKEVIEW PARK A SUBDIVISION OF PART OF THE SOUTH EAST ¼ OF THE SOUTH EAST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE NORTH 12.0 FEET OF AS MEASURED ON THE EAST AND WEST LINES OF THE EAST 34.0 FEET AS MEASURED ON THE NORTH AND SOUTH LINES OF SAID LOT 1, IN LAKEVIEW PARK A SUBDIVISION OF PART OF THE SOUTH EAST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 3:**

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY LAKEVIEW PARK INCORPORATED, AN ILLINOIS CORPORATION, DATED FEBRUARY 20, 1959 AS DOCUMENT NUMBER 17461265, AND AS CREATED BY THE DEED FROM LAKEVIEW PARK INCORPORATED, AN ILLINOIS CORPORATION, TO RICHARD LITOWSKY AND PEARL LITOWSKY HIS WIFE, DATED MARCH 26, 1959 AND RECORDED APRIL 15, 1959 AS DOCUMENT NUMBER 17509037 (A) FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UNDER UPON AND ACROSS THE SOUTH 1 ½ FEET OF LOT 1 (EXCEPT THE EAST 34 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) AND THE NORTH 1 ½ FEET OF LOT 2 (EXCEPT THE EAST 34 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) (EXCEPT THAT PART FALLING IN PARCEL 1 AFORESAID) ALL IN LAKEVIEW PARK SUBDIVISION (B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE WEST 16 FEET OF THE EAST 34 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES) OF LOTS 1 AND 2 (EXCEPT THAT PART FALLING IN PARCEL 2 AFORESAID) IN LAKEVIEW PARK SUBDIVISION AFORESAID IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** Covenants, conditions, and restrictions of record; public utility easements; general real estate taxes for the year of 2000 and subsequent years.