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WARRANTY DEED

and Assignment of Leasehold Estate

2001-03-23 09:10:02 Cook County Recorder 27.50

0010230184

This Document Prepared By:

Picklin & Lake 1941 Rohlwing Road Rolling Meadows, IL 60008

(The Above Space for Recorder's Use Only)

THE GRANTOR, ROBERT J. JURREY AND PAMELA A. CURREY, his wife, of the City of Chicago County of Cook, State of Illinois for and in consideration of TFN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE, PAUL W. HIGGINS AND RITA HIGGINS, husband and wife, of 724 Hickory Hills Road, Wyckoff, New Jersey, 07481, not as Tenants in Common, not in Joint Tenancy, but as TENANTS BY THE ENTIRETY, all of the Grantor's interest in (as described herein) and to the following described Real Estate situated in the County of Cook, and the State of Illinois, to-wit, as described on Exhibit A, attached hereto and made a part hereof, the "Property").

Grantor's interest in the said real estate consists of ownersh p of the building and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Leas: Agreement dated January 1, 1996 and recorded May 23, 1996 as Document No. 96392436 and any modifications, amendments an a addenda thereto recorded prior to the date hereof, which lease and addendums demise the land for a term of years beginning in 1996 and ending December 31, 2094 (the "Master Lease");

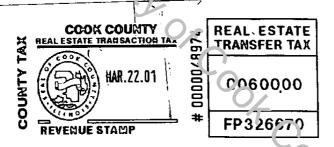
Pursuant to the Assignment of Lot Lease Agreement, between the Grantor and Grance, dated March 15, 2001, the Grantor further grants and assigns to the Grantees, its rights, title and interest in the Lot Lease Agrica ent, dated December 20, 1996, and recorded on January 13, 1997 as Document No. 97027171, and any modifications, amendments and addenda thereto recorded prior to the date hereof, which lease and addendums Parcel 1, as described on Exhibit A attached pereto, for a term of year beginning December 27, 1996 and ending December 31, 2094.

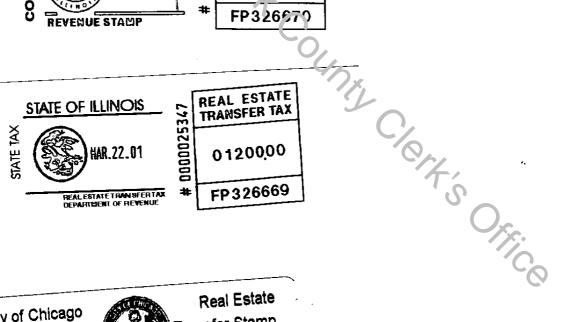
Grantor further grants and assigns from its interest in the Master Lease the easement as Parcel 2 in the legal description on the attached Exhibit.

Grantor further grants to Grantees, their successors and assigns, as rights and easement appurtenant to the Property, the rights and easement for the benefit of the Property as set forth in the Declaration of Easements, Covenants and Reservation for East Water Place recorded November 13, 1996 as Document No. 96865968, any modifications, amendments addend a thereto recorded prior to the date hereof (the "Declaration").

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 as husband and wife, not as tenants in common, nor in joint tenancy, but as Tenants by the Entirety forever.

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City of Chicago
Dept. of Revenue
247320

Tr

Real Estate Transfer Stamp \$9,000.00

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SUBJECT TO: General Real Estate Taxes for 2000 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, restrictions and leases of record; rights, easements, restrictions, conditions, covenants, and reservations as set forth in the Declaration and Master Lease; terms, provisions, covenants, conditions and restrictions of the Declaration of Use Restriction dated as of September 3, 1997, and recorded September 4, 1997, as Document No. 97658278; East Water Place Homeowners' Association Common Area Lease dated September 3, 1997, and recorded on September 4, 1997, as Document No. 97652879; and, the Assignment of Lot Lease Agreement dated March 15, 2001 by and between the Grantor and Grantee.

Property Index Number (PIN):	17-10-221-023-0000
Address of Real Estate:	408-A EAST NORTH WATER STREET, CHICAGO, IL 60611
Address of Real Estate:	DATED this 15 th day of March, 2001. (SEAL) ROBERT J. CURREY (SEAL) PAMELA A. CURREY (SEAL)
State of Illinois)) SS County of Cook)	
I, the undersigned, a Notary Public in	and for said County, in the State of aforesaid, DO HEREBY CERTIFY that
OFFICIAL SEAL CATHERINE DALESSANDRO NOTARY PUBLIC STATE OF ILLINOIS MY COMMISCIONI EXP. JAN. 7,2002 MPRESS SEAL HERE Given under my hand an	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 fort'i, including the release and waiver of the right of homestead. In 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 fort'i, including the release and waiver of the right of homestead.
Commission expires	May an a Color
\[\begin{aligned} & Peter Weil, Esq. \\ & 175 Olde Half Day & \\ & Lincolnshire, IL 600 \end{aligned}	

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EXHIBIT A

0010230184

LEGAL DESCRIPTION

of premises commonly known as 408-A EAST NORTH WATER STREET, CHICAGO, ILLINOIS 60611

PARCEL 1:

408-A EAST NORTH WATER STREET: THE WEST 23.73 FEET OF THE NORTH 61.0 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET® EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 FXCEPTING THE SOUTHERLY 6.50 FEET THEREOF)IN CITYFRONT CENTER, BEING A RESULDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 24, 1987 AS DOCUMENT 87106320, IN COOK Edonuary COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER PORTIONS OF HE COMMON AREAS AS DELINEATED ON THE SURRVEY ATTACHED TOT HE DECLARATION OF EASEMENTS RESTRICTIONS, AND COVENANTS FOR EAST WATER PLACE RECORDED NOVEMBER 13, 1996 AS DOCUMENT AS 96865968. Office

Property Index Number (PIN): 17-10-221-023-0000