

UNOFFICIAL COPY

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2001-05-11 14:52:36  
Cook County Recorder 25.50



Warranty Deed

ILLINOIS

467765 & screw

Above Space for Recorder's Use Only

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TICOR TITLE INSURANCE

SINGLE NEVER MARRIED  
THE GRANTOR(s) Deborah J. Ward of the City of Chicago, County of Cook State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Richard A. Duffin and Grace Hong, 801 S. Plymouth - Unit #803, Chicago, IL 60605 not as Tenants as Common, but as Joint Tenants the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Reverse for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2000 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 17-16-419-007-1094 Address(es) of Real Estate: 801 S. Plymouth Ct. - Unit 602, Chicago, IL 60605

The date of this deed of conveyance is April 27, 2001.

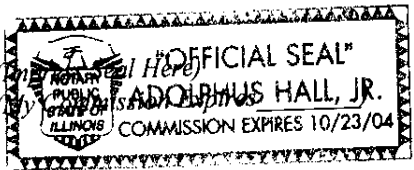
*Deborah J. Ward*  
\_\_\_\_\_  
(SEAL) Deborah J. Ward

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deborah J. Ward personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 April 27, 2001  
*Adolphus Hall, Jr.*  
\_\_\_\_\_  
Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as 801 S. Plymouth Ct. - Unit 602, Chicago, IL 60605

### PARCEL 1:

UNIT NUMBER 602 IN 801 SOUTH PLYMOUTH COURT APARTMENT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1 AND 2 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCKS 127 TO 134, BOTH INCLUSIVE IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 AND THAT PART OF VACATED SOUTH PLYMOUTH COURT LYING WEST OF AND ADJOINING LOT 1 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1 AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A-2' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26826100 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR PEDESTRIAN ACCESS AS CREATED BY THE OPERATING COVENANT RECORDED OCTOBER 18, 1983 AS DOCUMENT 26826098 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 26, 1981 AND KNOWN AS TRUST NUMBER 104467 TO ALAN CASAS AND DANIEL CASAS, DATED DECEMBER 16, 1985 AND RECORDED JANUARY 9, 1986 AS DOCUMENT 86011745, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENT FOR VEHICULAR ACCESS AS CREATED BY THE OPERATING COVENANT RECORDED OCTOBER 18, 1983 AS DOCUMENT 26826098 AND AS CREATED BY DEED RECORDED JANUARY 9, 1986 AS DOCUMENT 86011745 IN COOK COUNTY, ILLINOIS

This instrument was prepared by:  
Adolphus Hall, Jr.  
Law Office of Adolphus Hall, Jr.  
245 W. 31st Street  
Chicago, IL. 60616

Send subsequent tax bills to:  
Richard A. Duffin  
801 S. Plymouth Ct. - Unit 602  
Chicago, IL 60605

Recorder-mail recorded document to:  
Richard A. Duffin, Esq.  
801 S. Plymouth Ct. - Unit 602  
Chicago, IL 60605


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CITY TAX

**CITY OF CHICAGO**



MAY. 10. 01


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 00000000638

REAL ESTATE TRANSFER TAX
00756,25
FP 102803

CITY TAX

**CITY OF CHICAGO**



MAY 10. 01


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 00000000637

REAL ESTATE TRANSFER TAX
00756,25
FP 102803

STATE TAX

**STATE OF ILLINOIS**



MAY. 10. 01


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 00000000342

REAL ESTATE TRANSFER TAX
00207,00
FP 102809

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAY. -2. 01

REVENUE STAMP

# 00000000353

REAL ESTATE TRANSFER TAX
00103,50
FP 102811

10393005