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2150/0075 44 001 Page 1 of 3

2002-02-27 11:16:51

Cook County Recorder

47.50

ILLINOIS
WARRANTY DEED
Individual to Individual

Grantor, **JAMES FLEMING**, married to
OLIVIA FLEMING,

of the City of Las Vegas, County of
Clark and State of Nevada for
the consideration of TEN (\$10.00)
DOLLARS and other good and valuable
consideration in hand paid,
CONVEYS and WARRANTS to

*CAROLE WOOD aka

GRANTEE* CAROLE E.M. WOOD, 3217 So. Calumet St., of the City of
Chicago, County of Cook and State of Illinois, all interest in the
following described Real Estate situated in the County of Cook and
State of Illinois, To wit:

(SEE ATTACHMENT)

(THIS IS NOT HOMESTEAD PROPERTY)

(Subject to 2001 and subsequent years of Cook County Real Estate
Taxes, covenants, restrictions and easements of records, if any.)

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 Index Number (s): 17-27-304-147

Property Address 2639-A South Michigan Ave., Chicago, IL.
DATED this 27th day of January 2002.

James Fleming
JAMES FLEMING



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ATGF, INC.

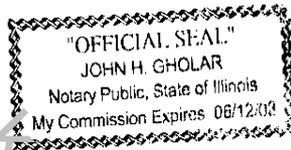
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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, **JAMES FLEMING**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

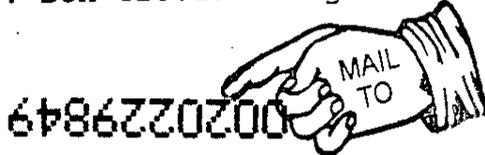
Given under my hand and notarial seal this 24th day of January 2002.

John H. Gholar
 NOTARY PUBLIC



My Commission Expires June 12, 2003

This instrument was prepared by JOHN H. GHOLAR, P.C.
 P.O. Box 428018 Evergreen Park, Illinois 60642.



MAIL TO:
 CAROLE WOOD
 347 S. Calumet
 Chicago, IL 60616

SEND TAX BILLS TO:
 CAROLE WOOD
 2629-A S. Michigan
 Chicago, IL 60616

STATE TAX  FEB. 13.02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000028138	REAL ESTATE TRANSFER TAX
		00185.00
		FP326652

CITY TAX  FEB. 13.02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000022718	REAL ESTATE TRANSFER TAX
		00900.00
		FP326650

COUNTY TAX  FEB. 13.02 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000028032	REAL ESTATE TRANSFER TAX
		00092.50
		FP326665

CITY TAX  FEB. 13.02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000022719	REAL ESTATE TRANSFER TAX
		00487.50
		FP326650

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PARCEL 1: THE NORTH 20.00 FEET OF THE SOUTH 111.66 FEET OF THE WEST 80.17 FEET OF THE EAST 83.17 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO-WIT: THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 531.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 AFORESAID WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 11, 60.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 9 IN THOMAS STINSON'S SUBDIVISION AFORESAID TO A POINT ON THE SOUTH LINE OF LOT 13, 60.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 IN CANAL TRUSTEES' SUBDIVISION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT ON A LINE DRAWN 200.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE TO A POINT ON THE WEST LINE OF VACATED SOUTH INDIANA AVENUE BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 AFORESAID ; THENCE SOUTH ALONG SAID WEST LINE OF VACATED SOUTH INDIANA AVENUE TO A POINT ON A LINE DRAWN THROUGH THE PLACE OF BEGINNING AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS ALSO;

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1968 AND KNOWN AS TRUST NUMBER 16461 TO KENJO ITOKU AND TOSHIYE ITOKU, HIS WIFE, DATED MAY 22, 1970 AND RECORDED JULY 31, 1970 AS DOCUMENT NUMBER 21225034 FOR PURPOSES OF VEHICULAR PARKING, PEDESTRIAN INGRESS AND EGRESS AND USE OF THE PLAYGROUND, OPEN SPACES AND OTHER COMMON FACILITIES OVER AND UPON THE COMMON PARCELS DESCRIBED IN EXHIBIT "A" IN DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED JUNE 5, 1968 AND RECORDED JUNE 25, 1968 AS DOCUMENT NUMBER 20531445, AND SUPPLEMENTARY DECLARATION DATED AUGUST 5, 1969 RECORDED AUGUST 6, 1969 AS DOCUMENT NUMBER 200922570 AND FIRST AMENDMENT DATED DECEMBER 12, 1969 RECORDED DECEMBER 12, 1969 AS DOCUMENT 21036220, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-27-304-147

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