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WARRANTY DEED
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UNOFFICIAL COPY

TICOR TITLE INSURANCE

THE GRANTOR(S), ROCHELLE M. MOULTON, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of FOUR HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$460,000.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to DAN PIKELNY,, whose address is: 1616 N. Mohawk, Chicago, Illinois 60614, the followig Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached.

subject to: General taxes for the year 2001 and subsequent years, building lines and building and liquor restrictions of record, zoning and building laws and ordinances, private, public and utility easements, covenants and restrictions of record, existing leases and tenancies, special governmental and private assessments for improvements not yet completed, party wall rights and agreements, acts done or suffered by or through the Grantee, Declaration of Condominium recorded as Document 88197169, and other matters of record; hereby releasing and waiving all rights through, under and by virtue of the Homestead Exemption Laws of the State of Illinois.

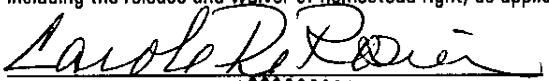

ROCHELLE M. MOULTON

Dated: April 26, 2002

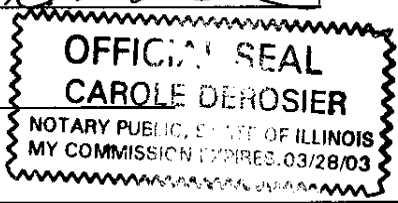
J
CB

STATE OF ILLINOIS }
 }ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, CERTIFY THAT, ROCHELLE M. MOULTON, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead right, as applicable.


Notary Public

My Commission Expires:
(Seal)



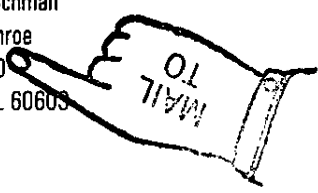
PIN: 14-33-325-070-1020

Common Property Address:
1616 North Mohawk
Chicago, Illinois 60614

Send Subsequent Tax Bills to:
Dan Pikelny
1616 North Mohawk
Chicago, Illinois 60614

Robert K. Feldman, Esq.
401 Huehl Road, Suite 1A
Northbrook, IL 60062

After Recording Return To:
Jeffery Rochman
55 W. Monroe
Suite 3950
Chicago, IL 60603



This Instrument Prepared By:


Barcode: 0020607771
0020607771
4107/0235 45 001 Page 1 of 2
2002-05-30 13:09:35
Cook County Recorder 23.50
RECORDER'S STAMP


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LEGAL DESCRIPTION

Unit 1616 in Larrabee Commons Condominium, as delineated on a survey of the following described real estate:

A TRACT OF LAND COMPRISING ALL LOTS AND ALLEYS (INCLUDING ALL LOTS AND PORTIONS OF LOTS FORMERLY TAKEN FOR THE OPENING OF OGDEN AVENUE), IN THE BLOCK BOUNDED ON THE NORTH BY WEST EUGENIE STREET, ON THE SOUTH BY WEST NORTH AVENUE, AS WIDENED PER DOCUMENT, 21550017 ON THE EAST BY NORTH MOHAWK STREET, AND ON THE WEST BY NORTH LARRABEE STREET, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS THAT PART OF LOTS 1 THROUGH 11, BOTH INCLUSIVE, AND LOTS 93 THROUGH 117, BOTH INCLUSIVE AND ADJOINING VACATED ALLEYS, ALL IN C.J. HULL'S SUBDIVISION OF BLOCK 53 OF CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH LARRABEE STREET, AND THE NORTH LINE OF WEST NORTH AVENUE AS WIDENED BY CITY ORDINANCE RECORDED JUNE 4, 1971, AS DOCUMENT NUMBER 21550017; THENCE NORTH ALONG THE EAST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 390.52 FEET, MORE OR LESS, TO A POINT WHICH IS 173.33 FEET SOUTH OF THE SOUTH LINE OF WEST EUGENIE STREET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET 65.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH LARRABEE STREET, 17.33 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET; 19.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH LARRABEE STREET, 21.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET, 109.07 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF NORTH MOHAWK STREET, 109.33 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET, 68.50 FEET TO THE WEST LINE OF NORTH MOHAWK STREET; THENCE SOUTH ALONG THE WEST LINE OF NORTH MOHAWK STREET, 242.84 FEET TO THE NORTH LINE OF WEST NORTH AVENUE, AS WIDENED; THENCE WEST ALONG THE NORTH LINE OF WEST NORTH AVENUE, AS WIDENED 262.07 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88197169, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COUNTY TAX # 0000003970	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 MAY.28.02	00230.00
	REVENUE STAMP	FP326707

CITY TAX # 0000004797	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	 MAY.28.02	03450.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP 102803

STATE TAX # 0000004035	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 MAY.28.02	00460.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102809

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