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960 0 192 45 001 Page 1 of 3
2002-07-09 15:04:31
Cook County Recorder 25.00

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)



MAIL TO:

Gordon F. Gault, Esq.
161 North Clark Street
Suite 3575
Chicago, Illinois 60601

NAME AND ADDRESS
OF TAXPAYER:

Raymond and Judith Nergaard
1530 South State Street
Unit 12(i)
Chicago, Illinois 60605

(above space for Recorder's use)

THE GRANTOR, Patrick Stanton, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Raymond S. Nergaard and Judith A. Nergaard, husband and wife, not as joint tenants nor as tenants in common, but as TENANTS BY THE ENTIRETY, of 1620 West Estes, in the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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Ⓡ

See Exhibit A attached hereto for legal description

SUBJECT TO: General real estate taxes which are not yet due and payable; covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): (underlying) 17-21-210-045-0000; 17-21-210-050-0000;
17-21-210-061-0000; and 17-21-210-103-0000

Property Address: 1530 South State Street, Unit 12(i) and Parking Unit P-118, Chicago, Illinois
60605

Dated this 24th day of June, 2002.

PATRICK STANTON

This property ~~was~~ is not homestead property

COOK COUNTY

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Guerrero
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared PATRICK STANTON, who acknowledged that he did sign the foregoing instrument as his free and voluntary act for the purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at _____, Illinois this 24 day of June, 2002.



Maria E. Guerrero
Notary Public

My Commission Expires on: _____

MAIL TO:

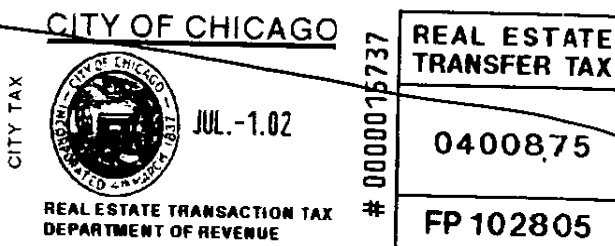
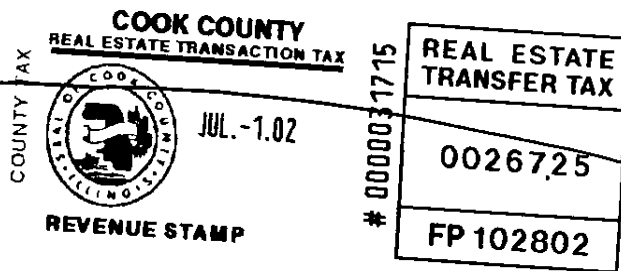
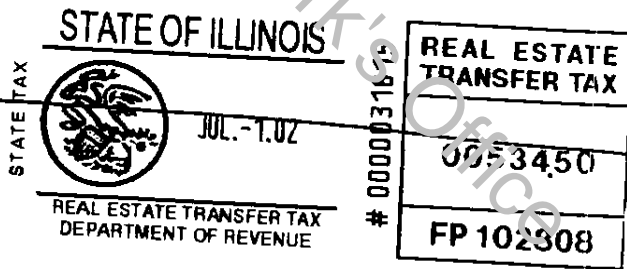
Gordon F. Gault, Esq.
161 North Clark Street, Suite 3575
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Raymond and Judith Nergaard
1530 South State Street
Unit 12(i)
Chicago, Illinois 60605

This instrument was prepared by:

Ilyse D. Murman, Esq.
FagelHaber LLC
55 East Monroe Street
40th Floor
Chicago, Illinois 60603



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNITS 12I AND 118 IN THE DEARBORN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010326428 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 20, 2001 AND RECORDED APRIL 20, 2001 AS DOCUMENT 0010326427.

Common Address: 1530 South State Street, Unit 12(I) and Parking Unit P-118,
Chicago, Illinois 60605

P.I.N.s: (underlying) 17-21-210-045-0000; 17-21-210-050-0000; 17-21-210-061-0000; and
17-21-210-103-0000