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WARRANTY DEED

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Cook County Recorder 27.50

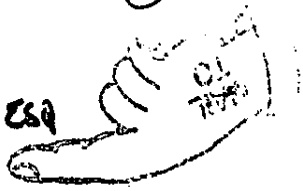
MAIL TO:

ROGER V. McCAFFROY, ESQ

17 S. LANSUE

#1500

CHICAGO IL 60603



0020724955

SEND TAX BILLS TO:

MICHAEL KOWALSKY

LEE NOSTRANT

4010 N. CLARK ST

UN 11-0
CHICAGO IL 60612

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE

THE GRANTORS, ANDREW W. BRUNNER and EMILY J. BRUNNER, Husband and Wife, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND 00/100 in hand paid, CONVEY and WARRANT to MICHAEL G. KOWALSKY and LEE NOSTRANT, both of 328 Colony Green Drive, Bloomingdale, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois not as tenants in common, but as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, to wit:

EXHIBIT A

PARCEL 1:

~~THAT PART OF THE NORTH 220.00 FEET OF THE SOUTH 353.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 140.00 FEET OF THE EAST 1/2 AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF CLARK STREET, AS OCCUPIED, (EXCEPT THAT PART FALLING IN A 16.00 FEET STRIP OF LAND ALONG THE WESTERLY LINE OF THE LINE DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION RECORDER NOVEMBER 22, 1971 AS DOCUMENT NUMBER 21729002) TAKEN AS A TRACT ALL IN COOK COUNTY, ILLINOIS,~~

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 23 DEGREES 19 MINUTES 33 SECONDS EAST ALONG THE WESTERLY LINE OF CLARK STREET A DISTANCE OF 79.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 23 DEGREES 19 MINUTES 33 SECONDS EAST ALONG THE WESTERLY LINE OF CLARK STREET A DISTANCE OF 20.04 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES, 27 SECONDS WEST A DISTANCE OF 52.20 FEET; THENCE NORTH 23 DEGREES 19 MINUTES, 33 SECONDS WEST A DISTANCE OF 20.04 FEET; THENCE NORTH 66 DEGREES 40 MINUTES 26 SECONDS EAST A DISTANCE OF 52.20 FEET TO THE POINT OF BEGINNING.

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~~PARCEL 2. EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR USE AND ENJOYMENT, INGRESS AND EGRESS OVER AND UPON THAT PART OF THE NORTH 220.00 FEET OF THE SOUTH 353.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 140.00 FEET OF THE EAST 1/2 AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF CLARK STREET, AS OCCUPIED, (EXCEPT THAT PART FALLING IN A 16.00 FEET STRIP OF LAND ALONG THE WESTERLY LINE OF THE LINE DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION RECORDER NOVEMBER 22, 1971 AS DOCUMENT NUMBER 21729002) TAKEN AS A TRACT ALL IN COOK COUNTY, ILLINOIS, EXCEPT THOSE PARTS TAKEN OR USED AS PART OF A RESIDENTIAL STRUCTURE, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR GRACELAND COMMONS TOWNHOMES RECORDED AS DOCUMENT NUMBER 0010457076.~~

Subject to: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2001 and subsequent years.

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 Real Estate Index Number: 14-17-315-010-0000

Address of Real Estate: 4010 N. CLARK STREET, UNIT P, CHICAGO, ILLINOIS

DATED this 10 day of MAY, 2002

x Andrew W. Brunner

 ANDREW W. BRUNNER

x Emily J. Brunner

 EMILY J. BRUNNER

City of Chicago Dept. of Revenue
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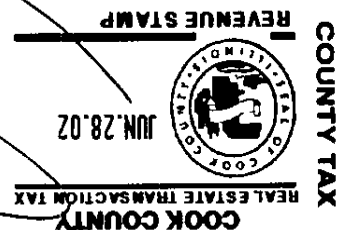
Real Estate Transfer Stamp
 \$3,262.50



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 REAL ESTATE TRANSFER TAX
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FP326670
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 REAL ESTATE

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" EXHIBIT A "

LEGAL DESCRIPTION

PARCEL 1:
 THAT PART OF THE NORTH 220.00 FEET OF THE SOUTH 353.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 140.00 FEET OF THE EAST 1/2 AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF CLARK STREET, AS OCCUPIED, (EXCEPT THAT PART FALLING IN A 16.00 FEET STRIP OF LAND ALONG THE WESTERLY LINE OF THE LINE DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION RECORDED NOVEMBER 22, 1971 AS DOCUMENT NUMBER 21729002) TAKEN AS A TRACK ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF THE ABOVE DESCRIBED TRACT A DISTANCE OF 84.63 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 12.24 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 55.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES, 00 SECONDS WEST A DISTANCE OF 20.43 FEET; THENCE NORTH 00 DEGREES 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 55.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.43 FEET TO THE POINT OF BEGINNING

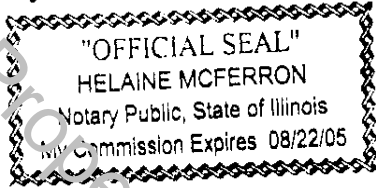
PARCEL 2:
 EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR USE AND ENJOYMENT, INGRESS AND EGRESS OVER AND UPON THAT PART OF THE NORTH 220.00 FEET OF THE SOUTH 353.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 140.00 FEET OF THE EAST 1/2 AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF CLARK STREET, AS OCCUPIED, (EXCEPT THAT PART FALLING IN A 16.00 FEE STRIP OF LAND ALONG THE WESTERLY LINE OF THE LINE DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION RECORDED NOVEMBER 22, 1971 AS DOCUMENT NUMBER 21729002) TAKEN AS A TRACT ALL IN COOK COUNTY, ILLINOIS, EXCEPT THOSE PARTS TAKEN OR USED AS PART OF A RESIDENTIAL STRUCTURE, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR GRACELAND COMMONS TOWNHOMES RECORDED AS DOCUMENT NUMBER 0010457076.

PIN:14-17-315-010-0000

UNOFFICIAL COPY WARRANTY DEED

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that ANDREW W. BRUNNER and EMILY J. BRUNNER, husband and wife, are 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 forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 10 day of MAY, 2002.



Helaine McFerron
Notary Public

This instrument prepared by: MULRYAN AND YORK, Attorneys at Law, 3442 N. Southport, Chicago, Illinois 60657.

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