

UNOFFICIAL COPY

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9342/0036 45 001 Page 1 of 3

2002-07-23 10:09:14

Cook County Recorder

25.00

WARRANTY DEED



THE GRANTORS, STEVEN LOWENSTEIN and JULIE STARK LOWENSTEIN, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, WARRANT and CONVEY to MATTHEW J. EMERTON and JANE S. PARK, husband and wife, of Chicago, Illinois, not as tenants in common or joint tenants but as tenancy by the entirety, the following described real estate situated in the County of Cook, the State of Illinois, to-wit:

(See Exhibit "A" attached hereto and made a part hereof)

subject only to: cover int, conditions and restrictions of record; public and utility easements; general real estate taxes for 2001 and subsequent years;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-33-303-132-1015

Property Address: 1802 North Larrabee, Chicago, Illinois 60614.

DATED this 31st day of May, 2002.

Steven Lowenstein (SEAL)

Julie Stark Lowenstein (SEAL)

BOX 333-CT1

State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven Lowenstein and Julie Stark Lowenstein, 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 this instrument as their free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 31st day of May, 2002.

Peter Manis



NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES: 06/25/07

This instrument prepared by Peter E. Manis, 2300 Lincoln Park West, Chicago, Illinois 60614.

Upon recording, return to:
Richard Raskin
155 N. Michigan, Ste 601
Chicago, IL 60601

Send subsequent tax bills to:
Mathew Emerton and Jane Park
1802 N. Larrabee
Chicago, IL 60614

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80


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Property of Cook County Clerk's Office
20800913


STATE TAX

JUL. 18.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0080032838
REAL ESTATE TRANSFER TAX
00495.00
FP 102808

COUNTY TAX

JUL. 18.02
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000032944
REAL ESTATE TRANSFER TAX
00247.50
FP 102802

CITY TAX

JUL. 18.02
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016323
REAL ESTATE TRANSFER TAX
03712.50
FP 102805

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EXHIBIT "A"

Legal Description

PARCEL 1: UNIT NO. 15 AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PCL"):

THE FOLLOWING EIGHT DESCRIBED PARCELS OF LAND LOCATED IN COOK COUNTY, ILLINOIS, TAKEN AS ONE TRACT, EXCEPTING THEREFROM THE NORTH 445.00 FEET THEREOF, EXCEPTING ALSO THE EAST 10 FEET OF THE SOUTH 85 FEET OF THE NORTH 530.00 FEET THEREOF;

PARCEL 'A': LOTS 10, 11, 12, 13 AND THE EAST 1/2 OF LOT 5 (EXCEPT THE NORTH 11.23 FEET OF SAID LOT 5, ALSO EXCEPT THE WEST 12 FEET OF SAID LOTS 10, 11, 12 AND 13 AND EXCEPT THE WEST 12 FEET OF EAST 1/2 OF LOT 5 AS DESCRIBED) IN RAM, AND OTHERS SUBDIVISION OF THE EAST 1/2 OF LOTS 9, 10 AND 11 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

PARCEL 'B': LOTS 13 AND 15 (EXCEPT THE WEST 12 FEET OF SAID LOTS 13 AND 15) IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF LOTS 9, 10 AND 11 AND THE NORTH 1/4 AND THE SOUTH 1/4 OF LOT 12 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO;

ALSO

PARCEL 'C': THE EAST 1/2 OF LOT 1 (EXCEPT THE WEST 12 FEET OF THE EAST 1/2 OF SAID LOT 1) IN MUELLER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 12 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID;

ALSO

PARCEL 'D': LOTS 1 AND 2 (EXCEPT THE WEST 12 FEET OF SAID LOTS 1 AND 2) IN THE SUBDIVISION OF SUB-LOT 1 IN ASSESSOR'S DIVISION OF LOT 13 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID;

ALSO

PARCEL 'E': THE EAST 1/2 OF LOT 2 (EXCEPT THE WEST 12 FEET OF THE EAST 1/2 OF SAID LOT 2) IN ASSESSOR'S DIVISION OF LOT 14 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID;

ALSO

PARCEL 'F': LOT 6 AND THE EAST 1/2 OF LOTS 1, 5 AND 7 (EXCEPT THE WEST 12 FEET OF SAID LOT 6 AND EXCEPT THE WEST 12 FEET OF SAID EAST 1/2 OF LOTS 1, 5 AND 7) IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE NORTHEAST 1/4 OF LOT 14 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID;

ALSO

PARCEL 'G': THE EAST 1/4 OF LOT 15 (EXCEPT THE WEST 10 FEET OF SAID EAST 1/4 OF LOT 15; ALSO EXCEPT A TRIANGULAR PORTION OF SAID LOT 15 WHICH LIES SOUTHWESTERLY OF A LINE EXTENDING FROM A POINT ON THE SOUTH LINE OF LOT 15, 10.10 FEET EAST OF THE WEST LINE OF THE EAST 1/4 OF SAID LOT, TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF LOT 32.10 FEET NORTH OF THE SOUTH LINE THEREOF) IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID;

ALSO

PARCEL 'H': LOTS 1, 2, 3 AND 4 (EXCEPT THE WEST 10 FEET OF LOTS 2, 3, 4 AND THAT PART OF THE WEST 10 FEET OF LOT 1 LYING SOUTHERLY OF A LINE EXTENDING SOUTHWEST FROM THE NORTHWEST CORNER OF LOT 1 AT AN ANGLE OF 45 DEGREES) IN BOELTCHER'S SUBDIVISION OF SUB-LOT 12 OF BOELTCHER'S SUBDIVISION OF LOT 15 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATL BANK AND TRUST COMPANY OF CHICAGO, UNDER TRUST NUMBER 77406 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21146726 ON OCTOBER 13, 1977, TOGETHER WITH AN UNDIVIDED 100 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

ALSO

PARCEL I: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DEED FROM LARRABEE COURT ASSOCIATES TO AMERICAN NATL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 77406, RECORDED JANUARY 4, 1973 AS DOCUMENT NUMBER 22174471, FOR INGRESS AND EGRESS OF PERSONS AND MOTOR VEHICLES AND THE RIGHT TO CONSTRUCT, PAVE AND MAINTAIN A DRIVEWAY OVER AND THROUGH THE LAND AS DESCRIBED IN SAID DEED, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Address: 1802 North Larrabee, Chicago, IL 60614

PIN: 14-33-303-132-1015

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