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1993/0084 25 001 Page 1 of 3
2002-09-27 11:11:39
Cook County Recorder 28.50

WARRANTY DEED

01021903 A 10f2

THE GRANTORS, BRANDON S. ABRAHAM and LAURA ABRAHAM, husband and wife, of 1954 N. Seminary, Unit B, Chicago, Illinois 60614, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, SUSAN J. ARRA, an unmarried woman, of 93 Pelican Lane, Redwood City, California 94065, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



0021060759

See attached Exhibit A.

Subject to: covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for the year 2001 and subsequent years.

Permanent Real Estate Index Number: 14-37-400-100-0000

2 ju

Address of Real Estate: 1954 N. Seminary, Unit B, Chicago, Illinois 60614

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

In Witness Whereof, the Grantors have hereunto set their hands and seals this 16 day of September, 2002.

Brandon S. Abraham

BRANDON S. ABRAHAM

Laura Abraham


LAURA ABRAHAM

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that BRANDON S. ABRAHAM and LAURA ABRAHAM, husband and wife, 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 and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 16 day of September, 2002.



Notary Public
My commission expires: _____

OFFICIAL SEAL
ANDREW S. RYERSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-11-2003

This instrument was prepared by:


Bruno W. Tabis, Jr.
Michael Best & Friedrich LLC
401 North Michigan Avenue, Suite 1900
Chicago, Illinois 60611

Record and Mail to:



Michelle Lavin
530 W. Fullerton
Chicago, IL 60614

Send Subsequent Tax Bills to:


SUSAN ARCA
1954 N. SEMINARY, B
CHGO, IL 60614

CITY TAX

CITY OF CHICAGO
SEP. 20. 02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000004355
~~REAL ESTATE
TRANSFER TAX~~
04050.00
FP326675

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 20. 02
REVENUE STAMP

000002560
~~REAL ESTATE
TRANSFER TAX~~
00270.00
FP326657

STATE TAX

STATE OF ILLINOIS
SEP. 20. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000004698
~~REAL ESTATE
TRANSFER TAX~~
00540.00
FP326703

0021060759

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EXHIBIT A

LEGAL DESCRIPTION

DWELLING PARCEL 1954B: THE WEST 33.62 FEET OF THE EAST 75.80 FEET OF THE NORTH 18.46 FEET OF THE SOUTH 20.80 FEET, OF LOTS 119, 120 AND 121 TAKEN TOGETHER AS A SINGLE TRACT OF LAND TOGETHER WITH THE NORTH 9.04 FEET OF THE SOUTH 29.38 FEET OF THE WEST 20.65 FEET WHICH LIES BELOW A HORIZONTAL PLANE OF +21.21 FEET CITY OF CHICAGO DATUM OF SAID TRACT IN WEBSTER'S SUBDIVISION OF LOT 3 AND THE NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE AFOREMENTIONED DWELLING PARCEL 1954B AS DESCRIBED IN SECTION 3.05 OF THE DECLARATION RECORDED JANUARY 24, 1994 AS DOCUMENT 94075344 IN THE COMMON AREA: THAT PART OF LOTS 119, 120 AND 121 TAKEN TOGETHER AS A SINGLE TRACT OF LAND IN WEBSTER'S SUBDIVISION OF LOT 3 AND THE NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDISON TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: THE SOUTH 2.34 FEET OF SAID TRACT; THE EAST 7.90 FEET OF THE NORTH 36.24 FEET OF SAID TRACT; ALSO THAT PART OF SAID TRACT WHICH LIES NORTH OF THE SOUTH 20.80 FEET, SOUTH OF THE NORTH 36.24 FEET, AND EAST OF THE WEST 20.65 FEET, IN COOK COUNTY, ILLINOIS.

PARKING EASEMENT FOR THE BENEFIT OF THE AFOREMENTIONED DWELLING PARCEL 1954B AS DESCRIBED IN SECTION 3.05 OF THE DECLARATION RECORDED JANUARY 24, 1994 AS DOCUMENT 94075344 IN THE STORAGE AREA. THE WEST 20.65 FEET LYING NORTH OF THE SOUTH 29.38 FEET AND SOUTH OF THE NORTH 33.74 FEET (EXCEPTING THEREFROM THE NORTH 2.15 FEET OF THE EAST 3.14 FEET) WHICH LIES BELOW A HORIZONTAL PLANE OF +21.21 FEET CITY OF CHICAGO DATUM OF LOTS 119, 120 AND 121 TAKEN TOGETHER AS A SINGLE TRACT OF LAND IN WEBSTER'S SUBDIVISION OF LOT 3 AND THE NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE AFORESAID PARCEL FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE COMMON AREA AS DESCRIBED IN DECLARATION RECORDED JANUARY 24, 1994 AS DOCUMENT 94075344.

Permanent Index Number: 14-32-400-100-0000

Address of Property: 1954 N. Seminary, Unit B, Chicago, Illinois 60614

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