

UNOFFICIAL COPY

0021157593

2002/10/22 10:06:19  
Cook County Recorder 28.00

**WARRANTY DEED**

Statutory (ILLINOIS)  
(Individual to Individual)



0021157593

10/2  
10/2  
THE GRANTOR, JOHN SALGADO, single, and CARRIE M. KOWAL, divorced not since remarried, and NANCY M. KOWAL, married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to **MATHEW W. LOWELL** of 380 West Jackson Street, Columbus, Ohio 43206

the following described Real Estate, situated in the County of **COOK** in the State of Illinois, to wit: THAT PART 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 WESTERLY OF THE WESTERLY LINE OF CLARK STREET, LYING EAST OF A LINE WHICH IS 100 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTHPORT AVENUE, LYING NORTH OF A LINE WHICH IS 353 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF SAID SOUTHWEST 1 / 4 OF SECTION 17 AND LYING SOUTHEASTERLY OF A LINE WHICH IS 100 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BELLE PLAINE AVENUE, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT RECORDED NOVEMBER 21, 1971 AS DOCUMENT 21719002), ALL IN COOK COUNTY, ILLINOIS.

**UNIT 4048I DESCRIPTION:**

PARCEL 1: THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY LINE OF 16 FOOT ALLEY AS DESCRIBED PER DOCUMENT NUMBER 21719002 AND THE WESTERLY LINE OF NORTH CLARK STREET; SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 23 DEGREES, 16 MINUTES, 48 SECONDS EAST ALONG THE WESTERLY LINE OF NORTH CLARK STREET 0.80 FEET; THENCE SOUTH 66 DEGREES, 14 MINUTES, 28 SECONDS WEST 27.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES, 45 MINUTES, 32 SECONDS EAST 20.93 FEET; THENCE SOUTH 00 DEGREES, 16 MINUTES, 00 SECONDS EAST 11.46 FEET; THENCE NORTH 29 DEGREES, 40 MINUTES, 57 SECONDS EAST 21.28 FEET; THENCE NORTH 00 DEGREES, 13 MINUTES 43 SECONDS WEST 20.37 FEET; THENCE NORTH 23 DEGREES, 33 MINUTES, 55 SECONDS WEST 21.25 FEET; THENCE SOUTH 66 DEGREES; 14 MINUTES, 28 SECONDS WEST 23.16 FEET TO THE POINT OF BEGINNING.

WITH AN EASEMENT OVER THE SOUTHERLY 3.00 FEET OF THE NORTHERLY 7.80 FEET ABOVE ELEVATION 57.5 (CHICAGO CITY DATUM).

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OR PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR GRACELAND COURT TOWNHOMES, RECORDED AS DOCUMENT NUMBER 081282123.

**SUBJECT TO:**

Covenants, conditions, restrictions of record; Private, Public and utility easements, if any; Party wall rights and agreements, if any, existing leases and tenancies; Special taxes or assessments for improvements not yet completed; and general real estate taxes for 2002, and subsequent years.

ST 50408 & WARR

**BOX 333-CTI**

# UNOFFICIAL COPY

CO. NO. 017  
318518

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
OCT 15 '02 DEPT. OF REVENUE  
RD. 10686 026.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE OCT 15 '02  
RD. 11193 999.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE OCT 15 '02  
RD. 11193 999.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE OCT 15 '02  
RD. 11193 999.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE OCT 15 '02  
RD. 11193 201.75

21157593

DeKalb County  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE OCT 15 '02  
RD. 11193 213.25

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**\*NOTE THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD PROPERTY AS TO NANCY M. KOWAL\***

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(s): P.I.N. 14-17-315-036-0000

Address(es) of Real Estate: 4048 North Clark, Unit I., City of Chicago, State of Illinois, 60613

DATED this 4 day of October 2002

PLEASE  
PRINT OR  
TYPE NAMES(S)  
BELOW  
SIGNATURE(S)

*Nancy M. Kowal*  
\_\_\_\_\_  
NANCY M. KOWAL

*Carrie M. Kowal*  
\_\_\_\_\_  
CARRIE M. KOWAL

*John Salgado*  
\_\_\_\_\_  
JOHN SALGADO

STATE OF ILLINOIS )  
)  
COUNTY OF COOK )

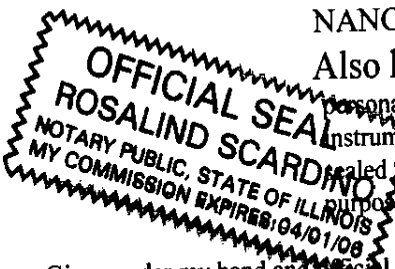
SS.

21157593

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that

NANCY M. KOWAL, CARRIE M. KOWAL AND JOHN SALGADO  
Also known as JOHN H. SALGADO



personally known to me to be the same person(s) whose name is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4 day of OCTOBER 2002

Commission expires

20 \_\_\_\_\_

*[Signature]*  
Notary Public

This instrument was prepared by J.E. Salgado & Associates, 4048 North Clark, Unit I., Chicago, IL. 60613

mail to

*Michael Robins*  
*33 W Dearborn 500*  
*Chicago, IL 60602*

send subsequent bills to:

MATHEW W. LOWELL  
4048 North Clark, Unit I  
Chicago, Illinois 60613

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Property of Cook County Clerk's Office