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2002-11-07 10:29:57

Cook County Recorder 30.00



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



0021231814

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NOA

Single

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THE GRANTOR(S), Guy G. Gardner of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Victor A. Franklin (GRANTEE'S ADDRESS) 4526 Ridgeline Drive, Evans, Georgia 30809 of the County of _____, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (1) general real estate taxes not yet due and payable; (2) City of Chicago zoning and building laws or ordinances; (3) all rights, easements, licenses, covenants, restrictions, conditions and reservations of record or contained in the Declaration, as amended; (4) utility easements, if any, whether recorded or unrecorded; (5) acts done or suffered by the Buyer; (6) existing licenses, easements and agreements affecting the Common Elements; (7) installments due after closing for assessments levied pursuant to the Declaration, as amended; (8) the Declaration of Covenants, Conditions, Restrictions, Easements and Party Wall Rights for the Townhomes on Wabash Street at 14th Place, Chicago, Illinois, recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 97309010 and the First Amendment thereto; and (8) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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): 17-22-106-036-0000
Address(es) of Real Estate: 26 East 14th Place, Unit 9W, Chicago, Illinois 60605

Dated this 28th day of OCTOBER, 2007

Guy G. Gardner

BOX 333-CTI

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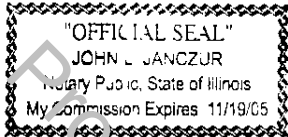
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STATE OF ILLINOIS, COUNTY OF DeKalb ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Guy G. Gardner personally known to me to be the same person(s) whose name(s) 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 28th day of OCTOBER, 2002

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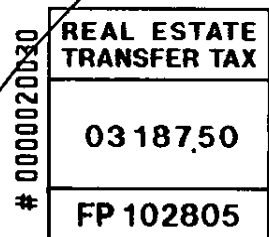
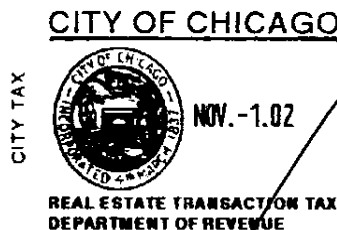
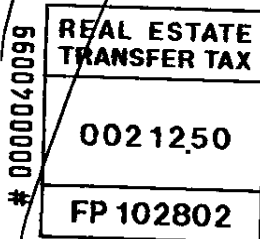
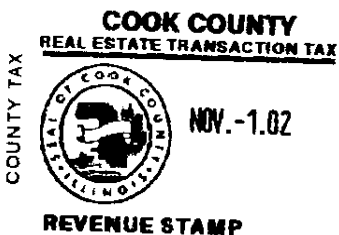
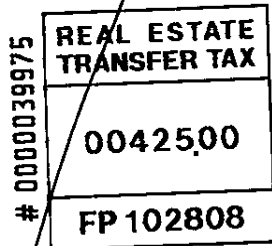
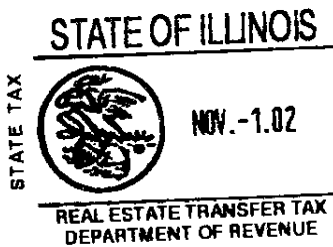
[Signature]

(Notary Public)

Prepared By: John L. Janczur
140 South Dearborn Street
Chicago, Illinois 60603-5202

Mail To:
Victor A. Franklin
4526 Ridgeline Drive
Evans, Georgia 30809

Name & Address of Taxpayer:
Victor A. Franklin
26 East 14th Place, Unit 9W
Chicago, Illinois 60605



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3/2/2017

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EXHIBIT 'A'

Legal Description

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PARCEL 1:

THE NORTH 17.67 FEET OF THE SOUTH 159.81 FEET (EXCEPT THE EAST 89.77 FEET THEREOF) OF THE FOLLOWING DESCRIBE LAND, TAKEN AS A TRACT: EXCEPTING FROM THE AFORESAID TRACT, THE AFORESAID FOUR PARCELS, HEREIN REFERRED TO AS PARCEL 'A', IN COOK COUNTY, ILLINOIS. THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND:

LOTS 7, 8, 9, 10 AND 11 IN SPRING'S SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

LOTS 21 AND 22 IN STEVEN'S RESUBDIVISION OF LOTS 21, 22, 23, 24 AND 25 IN BLOCK 17 IN HERRINGTON ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS;

EXCEPTING FROM THE AFORESAID TRACT, THE FOLLOWING FOUR PARCELS,

(1) THE WEST 29 FEET OF LOTS 21 AND 22 IN STEVEN'S RESUBDIVISION AFORESAID; ALSO

(2) THAT PART OF LOT 7 IN SPRING'S SUBDIVISION, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 7, SAID POINT BEING 39 FEET EAST OF THE WEST LINE OF SAID LOT 7; RUNNING THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 7, SAID POINT BEING 37.5 FEET EAST OF THE WEST LINE OF SAID LOT 7;

(3) THAT PART OF LOTS 8 AND 9 IN SPRING'S SUBDIVISION AFORESAID, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 8, SAID POINT BEING 37.5 FEET EAST OF THE WEST LINE OF SAID LOT 8; RUNNING THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 8, SAID POINT BEING 36.75 FEET EAST OF THE WEST LINE OF SAID LOT 8; THENCE CONTINUING TO A POINT ON THE SOUTH LINE OF SAID LOT 8, SAID POINT BEING 36 FEET OF THE WEST LINE OF SAID LOT 8; THENCE CONTINUING SOUTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 9, SAID POINT BEING 36 FEET EAST OF THE WEST LINE OF SAID LOT 9;

(4) THAT PART OF LOTS 10 AND 11 IN SPRING'S SUBDIVISION AFORESAID LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 10, SAID POINT BEING 33 FEET EAST OF THE WEST LINE OF SAID LOT 10; RUNNING THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 10, SAID POINT BEING 33 FEET EAST OF THE WEST LINE OF SAID LOT 11; RUNNING THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF LOT 11 IN SPRING'S SUBDIVISION AFORESAID, SAID POINT BEING 25.56 FEET EAST OF THE WEST LINE OF SAID LOT 11.

ALSO EXCEPTING FROM THE AFORESAID TRACT THE FOLLOWING THREE PARCELS,

(1) THAT PART OF THE NORTH 17.67 FEET OF THE SOUTH 36.20 FEET, LYING WEST OF THE EAST 96.67 FEET THEREOF;

(2) THAT PART OF THE NORTH 17.66 FEET OF THE SOUTH 89.18 FEET, LYING WEST OF THE EAST 96.67 FEET THEREOF;

(3) THAT PART OF THE NORTH 17.66 FEET OF THE SOUTH 124.49 FEET LYING WEST OF THE EAST 89.77 FEET THEREOF ALL IN COOK COUNTY, ILLINOIS.

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1/1/2025

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PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AFORESAID FOR INGRESS AND EGRESS OVER COMMON AREAS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT AND PARTY WALLS FOR THE TOWNHOMES ON WABASH STREET AT 14TH PLACE, RECORDED MAY 2, 1997 AS DOCUMENT 97309010.

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