

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

MAIL TO: Mark L. Karc #02-307

33 N. La Salle Street #3200

Chicago IL 60602

NAME & ADDRESS OF TAXPAYER

Richard Baxter

440 N. McClurg Ct Unit 317

Chicago, Illinois 60611

0021362570

3789/0135 30 001 Page 1 of 3

2002-12-10 14:56:25

Cook County Recorder 28.50



0021362570

RECORDER'S STAMP

THE GRANTOR (S) Karen Duffy, single and never married

of the City Chicago of Cook County of Illinois State of Illinois

for and in consideration of TEN and 00/100 DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Richard Baxter

(GRANTEE'S ADDRESS) 1255 N. Sandburg #2702

of the City Chicago of Cook County State of Illinois

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit :

SEE ATTACHED LEGAL DESCRIPTION

NOTE : If additional space is required for legal - attach on separate 8-1/2 x 11 sheet

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

Permanent Index Number(s) 17-10-219-027-1032

Property Address 440 N. McClurg Ct Unit 317 and P-167, Chicago, Illinois 60611

DATED this 9th day of October 2002

(SEAL) \* Karen Duffy Karen Duffy

(SEAL)

(SEAL)

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STATE OF ILLINOIS }  
County of } ss

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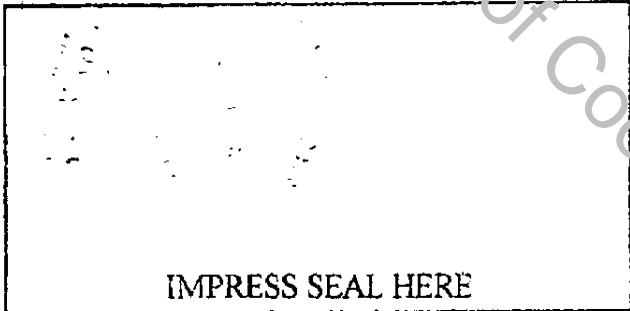
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Karen Duffy** personally known to me to be the same person(s) whose name is /are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 notarial seal, this 9th day of October, 2002.

\* [Signature]  
Notary Public

My commission expires on October Majesty's Decretion.

KIM A. JOHNSON  
A Barrister of the Supreme  
Court of Nova Scotia



IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER :

Jeffrey Horwitz

PO Box 59144

Chicago, Illinois 60659

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4, REAL ESTATE

TRANSFER ACT

DATE :

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

TO REORDER PLEASE CALL  
MID AMERICA TITLE COMPANY  
(708) 249-4041

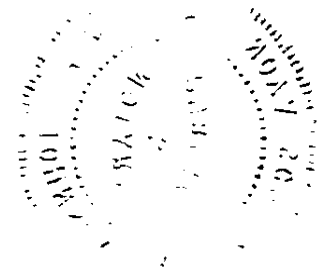
WARRANTY DEED  
Statutory (Illinois)

TO

FROM

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PARCEL 1:

UNIT NUMBER 317-S AND P 157 IN CITYVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2. A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS; USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543.

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Permanent Index No.: 17-10-219-027-1032 and 17-10-219-027-1392

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