

UNOFFICIAL COPY

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Cook County Recorder 28.00



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Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY

30 FS

PER

EF 99 45057

ABS

ND

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE GRANTOR, John M. Ryan, bachelor, 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, CONVEYS and Warrants to Richard B. Ellsworth and Danuta Ellsworth, of Chicago, Illinois, as to an undivided 50% interest, not as tenants in common, but as joint tenants, and Anne M Ellsworth, of Chicago, Illinois, as to an undivided 50% 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

**SUBJECT TO:** SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD SO LONG AS THEY DO NOT INTERFERE WITH THE USE OF THE PREMISES AS A RESIDENTIAL CONDOMINIUM UNIT; PUBLIC AND UTILITY EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: 14-05-211-023-1245  
Address of Real Estate: 6171 North Sheridan Road, Unit 2306, Chicago, Illinois 60660

Dated this 3rd day of December, 2002.

*[Signature]*  
John M. Ryan

STATE OF ILLINOIS	
STATE TAX	DEC. 11.02
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000041976	REAL ESTATE TRANSFER TAX
	0012000
	FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	DEC. 11.02
REAL ESTATE TRANSFER TAX	
# 0000042106	0006000
	FP 102802
REVENUE STAMP	

CITY OF CHICAGO	
CITY TAX	DEC. 11.02
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000000105	REAL ESTATE TRANSFER TAX
	0090000
	FP 120805

BOX 333-CM

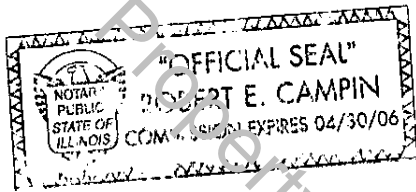
*[Handwritten marks]*

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John M. Ryan, bachelor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 3rd day of December, 2002.



*Robert E. Campin*  
(Notary Public)

**Prepared By:** Peter Anthony Johnson, Esquire  
One IBM Plaza, Suite 2905  
Chicago, Illinois 60611

**Mail To:**  
Judith E. Fors, Esquire  
4669 North Manor Avenue  
Chicago, Illinois 60625

**Name & Address of Taxpayer:**

x Anne M. Ellsworth  
720 W. Garden Terrace, #208  
Chicago, IL.  
60613

COOK County Clerk's Office

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EXHIBIT 'A'

## Legal Description

UNIT NUMBER 2306 IN THE GRANVILLE BEACH CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 AND 2 (EXCEPT THE WEST 14 FEET THEREOF) IN BLOCK 9 IN COCHRAN'S 2ND ADDITION TO EDGEWATER, IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THE LAND LYING EASTERLY OF LOTS 1 AND 2, SOUTHERLY OF THE NORTH LOT LINE OF LOT 1 EXTENDED EASTERLY, NORTHERLY OF THE SOUTH LOT LINE OF LOT 2 EXTENDED EASTERLY, AND WESTERLY OF THE BOUNDARY LINE ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, IN CASE NUMBER 67-'CH'-1768, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25192636; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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