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WARRANTY DEED

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4880/0100 49 001 Page 1 of 4
2003-01-30 10:42:08
Cook County Recorder 30.50



Mail To:

Scott Bagnall
Attorney
100 N. LaSalle, Ste. 1500
Chicago, IL 60602

Send Tax Bills To:

Ronald G. Ludwigson
1735 W. Diversey, #209
Chicago, IL 60614

THE GRANTORS, CRAIG P. FOLEY AND CARRIE A. FOLEY, F/K/A CARRIE A.

KERN, HUSBAND AND WIFE IN JOINT TENANCY, of the City of Naperville, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to:

RONALD G. LUDWIGSON AND KIMBERLY A. LUDWIGSON,
HUSBAND AND WIFE,

not as Tenants in Common but as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 2002 and subsequent years.

Permanent Real Estate Number(s):(P.I.N.) 14-30-403-091-1022, 14-30-403-091-1111

Address of Real Estate: 1735 W. Diversey, Unit 209, Chicago, Illinois 60614;

GU-4 (Parking Unit); S-22 (Storage Locker)

DATED this 23 of January 2003.



CRAIG P. FOLEY (Seal)



CARRIE A. FOLEY (Seal)
F/K/A CARRIE A. KERN

03-036498 METROPOLITAN TITLE CO.

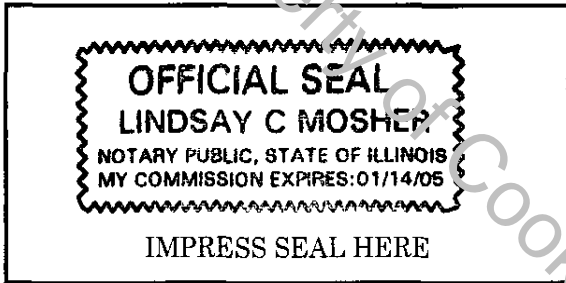
State of Illinois)
)
County of DuPage)

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that **CRAIG P. FOLEY AND CARRIE A. FOLEY, F/K/A CARRIE
A. KERN**, personally known to me to be the same person(s) whose name(s) is 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 this 23rd day of January, 2008.

Lindsay C. Mosher
Notary Public

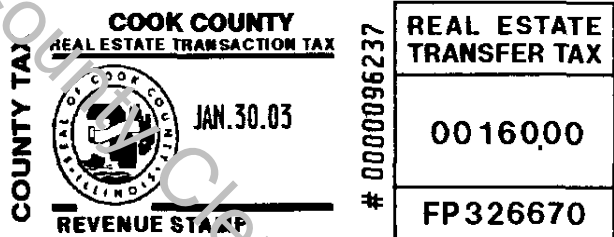
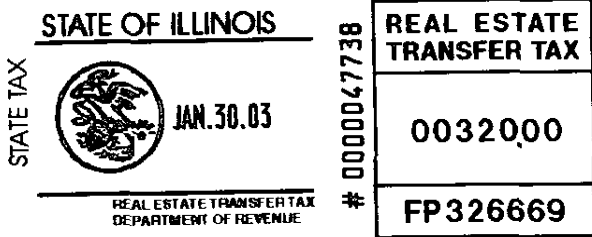


City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
299084 \$2,400.00
01/30/2003 10:23 Batch 11882 42



COOK COUNTY /

ILLINOIS TRANSFER STAMPS



EXEMPT UNDER PROVISIONS OF
PARAGRAPH _____ SECTION 4,
ILLINOIS REAL ESTATE TRANSFER ACT

NAME AND ADDRESS OF PREPARER

LINDSAY C. MOSHER

240 EAST LAKE STREET, UNIT 101

ADDISON, IL 60101

DATE: _____

Mail To
Scott Bagnall
100 N. LaSalle, 1500
Chicago IL 60602

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UNIT 209 AND GU-4 IN THE REGAL CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT ONE AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH ½ OF THE SOUTH EAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THAT PART OF THE SOUTH LINE OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUETGERT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGETT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FORTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST ¼ OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LOT 2 IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOT 3 IN THE RESUBDIVISION AFORESAID BY THE NORTHWESTERN TERRACOTTA COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT, 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTERLINE OF INDUSTRIAL RAILROAD TRACE AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET TO THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL

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LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.63 FEET NORTH OF A WESTWARD EXTENSIONS OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHERLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.83 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FORE GOING PARCEL WHICH LIES SOUTH OF A LINE WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTWARD EXTENSION THEREOF OF SAID LOT 3), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-22 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514.

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