



Warranty Deed  
Individual to Individual

LT 03-02595

THE GRANTOR: Seller(s),  
Ateneo Sta. Maria, married, and Cindy Anastacio, formerly  
known as Cindy Sta. Maria, married, of Chicago, County of  
COOK, State of Illinois, for and in consideration of TEN AND  
NO/100 (\$10.00) DOLLARS and other good and valuable  
consideration paid in hand, hereby convey(s) and warrant(s)  
unto:

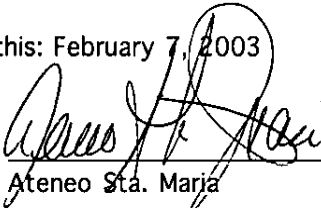
Grantee, Michael P. Ryan,  
residing at 163 W. Farwell, #1E, Chicago, IL 60626,  
as fee simple by operation of law, the following described real estate: (See attached Legal)

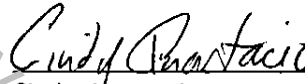
Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of  
record, building lines and easements, limitations and conditions imposed by the Illinois Condominium  
Property Act and condominium declaration if applicable, special governmental taxes or assessments for  
improvements not yet completed, and unconfirmed special governmental taxes or assessments, so long  
as they do not interfere with the current use and enjoyment of the property.

This is not homestead property for the sellers.

Permanent Index Number: 14-21-101-034-1002  
Property Address: 3950 N. Lake Shore Drive, #300A, Chicago, IL 60613

Dated this: February 7, 2003

 (Seal)  
Ateneo Sta. Maria

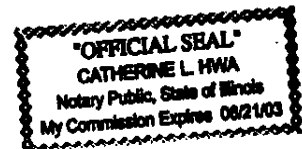
 (Seal)  
Cindy Anastacio  
formerly known as Cindy Sta. Maria

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Ateneo  
Sta. Maria and Cindy Anastacio, personally known to me to be the same person(s) whose name is/are  
subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that  
he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for  
the uses and purposes therein set forth. Given under my hand and notaries seal, this February 7, 2003.

Commission expires:

  
Notary Public



Instrument prepared by: Catherine Hwa, Esq., 5000 North Broadway, 2nd Floor, Chicago, IL 60640  
Mail recorded deed to: Michael J. Dicano, Esq., 2103 Bloomingdale Rd., Glendale Heights, IL 60139  
Send subsequent tax bills to: Michael P. Ryan, 3950 N. Lake Shore Drive, #300A, Chicago, IL 60613

Lawyers Title Insurance Corporation

38  
25


# UNOFFICIAL COPY

30387520

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



FEB. 24. 03


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000049715

REAL ESTATE TRANSFER TAX
00141.00
FP326660

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



FEB. 24. 03

REVENUE STAMP

# 0000097672

REAL ESTATE TRANSFER TAX
00070.50
FP326670

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

300667

\$1,057.50

02/20/2003 16:40 Batch 05058 97

SCHEDULE A CONTINUED - CASE NO. 03-02595

30387520

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT 300A IN 3950 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST CO'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7, 1906, IN CASE NO. 274470 CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTITLED CHARLES W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1954 AND KNOWN AS TRUST NO.. 40420, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2404190; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

ALSO

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED APRIL 23, 1969 RECORDED APRIL 23, 1969 AS DOCUMENT NO. 2082021 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 22719 AND EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 5174 FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE EAST 40 FEET OF VACATED FRONTIER AVENUE, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. L20816906, LYING WEST OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, AFORESAID; WHICH LIES NORTH OF THE SOUTH LIE OF LOT 10 EXTENDED WEST AND LIES SOUTH OF THE NORTH LIEN OF LOT 12 EXTENDED WEST, IN COOK COUNTY, ILLINOIS.

PIN : 14 - 21 - 101 - 634 - 1002  
 3950 N. Lakeshore Drive , #300A , Chicago, IL. 60613