

27

UNOFFICIAL COPY

WARRANTY DEED
Form 745-T

MT 204860B / ① KRASUSKI

THIS INDENTURE WITNESSETH,
That the Grantor **DAVID J. GRAUE,**
married



0320632064
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/25/2003 08:43 AM Pg: 1 of 3

of the **CITY OF CHICAGO**
in the County of **COOK**
and State of **ILLINOIS**

for and in consideration of the sum of One
Dollar and other good and valuable
consideration the receipt of which is hereby
acknowledged CONVEY and WARRANT to **PHAROAH OMAR TURNER & SHEA SHUMPERT TURNER, his wife,**

THE ABOVE SPACE FOR RECORDER'S USE ONLY

3

whose address is
5555 South Everett Avenue, Unit G-2
Chicago, IL 60637

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

313907

\$1,875.00

07/24/2003 12:05 Batch 02223 8

not as tenants in common, but as joint tenants, the following described real estate, to-wit: **SEE ATTACHED. COMMONLY KNOWN AS 1300 NORTH ASTOR, UNIT 17-C, CHICAGO, ILLINOIS 60610; PERMANENT INDEX NO. 17-03-106-028-1042**

SUBJECT TO: REAL ESTATE TAXES FOR THE 2ND INSTALLMENT 2002 AND SUBSEQUENT YEARS; TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 14, 1979 AS DOCUMENT NO. 25146808, AS AMENDED FROM TIME TO TIME; AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; EASEMENT OF RECORD; AND RIGHTS OF THE CITY OF CHICAGO, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO THAT PART OF THE LAND FALLING IN GOETHE STREET AND ASTOR STREET.

THIS IS NOT HOMESTEAD PROPERTY.

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 24. 03
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00125.00
FP326670

POSTAGE METER SYSTEMS

M.G.R. TITLE

STATE TAX
STATE OF ILLINOIS
JUL. 24. 03



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00250.00
FP326660


(tion on reverse side)

Information Professionals Company 800-655-2021

UNOFFICIAL COPY

situated in COOK County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 26th day of JUNE, 2003



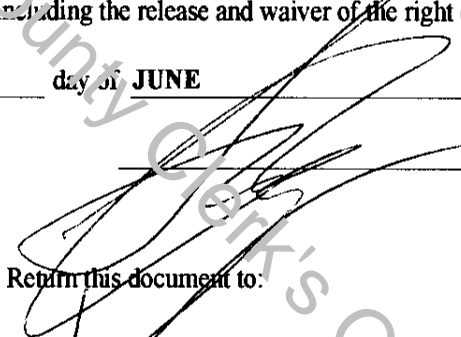

DAVID J. GRAUE

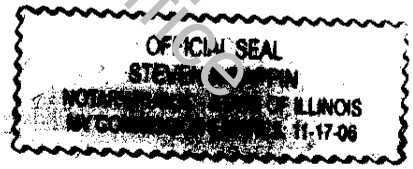
STATE OF ILLINOIS }
COOK COUNTY } s
s

I, the undersigned, a Notary Public, in and foresaid County and State aforesaid, DO HEREBY CERTIFY THAT DAVID J. GRAUE, married personally known to me to be the same person(s) whose name IS subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 26th day of JUNE, 2003

Notary Public.


Return this document to:




MAIL TAX BILL:
Future Taxes to Grantee's Address ()
OR to PHAROAH OMAR TURNER
1300 N. Astor, Unit #17-C
Chicago, IL 60610

This Instrument was Prepared by:
HAUSELMAN & RAPPIN, LTD.
Whose Address is:

39 SOUTH LA SALLE STREET
CHICAGO, IL 60603

Mail deed to : Pharoah Turner
1300 N. Astor, Unit 17-C
Chicago, IL 60610

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNITS 17C IN ASTOR TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 7.07 FEET OF LOT 3, ALL OF LOTS 4, 5 AND 6 AND THAT PART OF LOT 7 LYING EAST OF A LINE DRAWN 21 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7 IN SUBDIVISION OF LOTS 9 TO 11 IN BLOCK 4 IN STONE'S RESUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF GOETHE STREET AND NORTH ASTOR STREET DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF EAST GOETHE STREET WHICH IS 23.5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7 AFORESAID; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF EAST GOETHE STREET A DISTANCE OF 17.5 FEET; THENCE EAST ALONG A LINE WHICH IS 17.5 FEET SOUTH OF AN PARALLEL WITH THE NORTH LINE OF EAST GOETHE STREET A DISTANCE OF 102 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 12.5 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 17.83 FEET TO A LINE WHICH IS 17.25 FEET EASTERLY OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WESTERLY LINE OF NORTH ASTOR STREET, THENCE NORTHERLY ON SAID PARALLEL LINE A DISTANCE OF 83 FEET MORE OR LESS TO A POINT IN A LINE WHICH IS 0.42 OF A FOOT SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 7.07 FEET OF ASTOR STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF NORTH ASTOR STREET TO THE NORTH LINE OF EAST GOETHE STREET; THENCE WEST ALONG THE NORTH LINE OF EAST GOETHE STREET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25146808 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS