

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTE
(Corporation to Individual)

MAIL TO:

BARBARA M. DEMOS
4746 N. MILWAUKEE
CHICAGO, IL 60630



Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/30/2003 07:08 AM Pg: 1 of 5

NAME & ADDRESS OF TAXPAYER:

JAMES J. GUFFIN
645 W. 8TH STREET
HINSDALE, IL 60521

RECORDER'S STAMP

THE GRANTOR Campus Construction Company
a corporation created and existing under and by virtue of the laws of the State of Illinois and duly
authorized to transact business in the State of Illinois, for and in consideration of
Ten and no/00----- DOLLARS and other good and valuable

considerations in hand paid, and pursuant to authority given by the Board of Directors of said
corporation, CONVEYS AND WARRANTS to ~~James J. Guffin~~ SEE ** ON
(GRANTEES' ADDRESS) 645 W. 8th Street, Hinsdale, IL 60521 ATTACHED PAGE

of the Village of Hinsdale County of Cook State of Illinois
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit: ~~James J. Guffin~~

See Attached Legal Description
NOTE: If complete legal cannot fit in this space, leave blank and attach a
separate 8-1/2" x 11" sheet, with a minimum of 1/2" clear margin on all sides.

Enterprise Land Title, Ltd. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Index Number(s): 17-08-447-011-0000, 17-08-447-012-0000, & 17-08-447-013-0000

Property Address: 948 W. Madison Unit 4-SW, P-16, D-06 Chicago, IL 60607

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these
presents by its _____ President, and attested by its _____ Secretary, this 11th day of July, 19 2003

IMPRESS
CORPORATE
SEAL HERE

Campus Construction Company
(Name of Corporation)
BY: Stephen D. Talty PRESIDENT
ATTEST: Vincent Keane SECRETARY
Vincent Keane

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

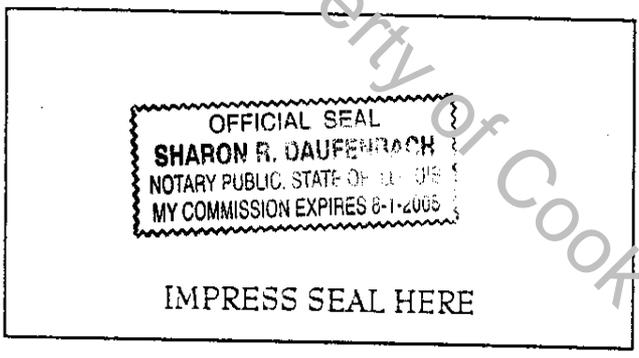
COMPLIMENTS OF Chicago Title Insurance Company

STATE OF ILLINOIS
County of Cook

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephen D. Talty personally known to me to be the _____ President of the Campus Construction Co. Corporation, and Vincent Keane personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ President and _____ Secretary, they signed, sealed and delivered the instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11th day of July 19 2003
Sharon R. Daufenbach Notary Public
My commission expires on _____, 19____.



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
314158 \$2,452.50
07/29/2003 09:55 Batch 02226 4
_____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:
Griffin & Gallagher
10001 S. Roberts Road
Palos Hills, IL 60465

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

Signature of Buyer, Seller or Representative _____

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

STATE TAX	STATE OF ILLINOIS	# 0000014664	REAL ESTATE TRANSFER TAX
	JUL. 29. 03		0032700
	COOK COUNTY		FP35 1009
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000015665	REAL ESTATE TRANSFER TAX
	JUL. 29. 03		0016350
	REVENUE STAMP		FP35 1021

TO _____

FROM _____

WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO INDIVIDUAL

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**AN UNDIVIDED HALF INTEREST TO JAMES J. GRIFFIN AND DIANE GRIFFIN, HUSBAND AND WIFE, AS JOINT TENANTS NOT AS TENANTS IN COMMON; AND AN UNDIVIDED HALF INTEREST TO JAMES J. GRIFFIN IV AND KRISTIN GRIFFIN, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

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UNIT 4SW IN 948 WEST MADISON CONDOMINIUMS TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE P-16 AND ROOF DECK D-06, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THAT CERTAIN SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

PARCEL 1:

LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 14 IN BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED UNITS:

RETAIL UNIT 1:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.20 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.25 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOT 14 IN BLOCK 51 OF SAID CARPENTER'S SUBDIVISION (SAID LOTS 10 AND 14 TAKEN AS A SINGLE TRACT), DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14 BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT AND THE INTERSECTION OF THE EAST LINE OF NORTH MORGAN STREET WITH THE NORTH LINE OF WEST MADISON STREET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 0.30 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.02 FEET TO THE SOUTHWEST CORNER OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 948-954 WEST MADISON STREET IN CHICAGO; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.85 FEET, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE, EXTENDED, A DISTANCE OF 22.77 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.08 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.77 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.08 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING:

RETAIL UNIT 2:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.18 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.26 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOT 14 IN BLOCK 51 OF SAID CARPENTER'S SUBDIVISION (SAID LOTS 10 AND 14 TAKEN AS A SINGLE TRACT), DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT AND THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH MORGAN STREET WITH THE NORTH LINE OF WEST MADISON STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14 AND ITS EXTENSION, A DISTANCE OF 48.35 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 48 MINUTES 00 SECONDS MEASURED

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COUNTER-CLOCKWISE, EAST TO NORTH, FROM THE LAST DESCRIBED COURSE, EXTENDED A DISTANCE OF 0.13 FEET TO THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 948-954 WEST MADISON STREET IN CHICAGO; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 30.24 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.95 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.34 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.85 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 23.90 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.80 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 18, 2003 AS DOCUMENT 0316918053, AS AMENDED BY DOCUMENT 0317803067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH ON SAID DECLARATION AND SURVEY AFORESAID; ALL IN COOK COUNTY, ILLINOIS.

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