

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)

RT 2274 192



Doc#: 0326001123
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/17/2003 10:53 AM Pg: 1 of 3

THE GRANTORS, PETER GREENFIELD AND MARY M. GREENFIELD, husband and wife, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO ROBERT RICHMOND AND RONALD RICHMOND, not as tenants in common, but as joint tenants, of 3606 Robert Ct., Hazel Crest, Illinois 60429, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION

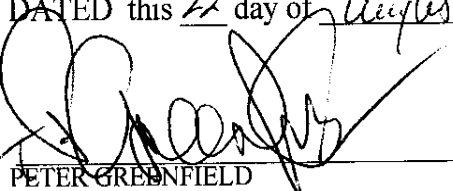
Subject to: Ground Lease Agreement dated February 10, 1995, a memorandum of which was recorded in the Office of Cook County Recorder of Deeds on April 27, 1995, as Document Number 95278768 as amended by that Amendment to Ground Lease dated July 1, 1996, a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on September 6, 1996, as Document Number 96683221 as further amended by that Second Amendment to Ground Lease dated December 30, 1996, a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on December 31, 1996, as Document Number 96983608 (the Master Lease) as disclosed by Special Warranty Deed and Memorandum of Lease recorded November 9, 2000, as Document No. 00885777; and Lease which is referred to in Special Warranty Deed and Memorandum of Lease recorded November 9, 2000 as Document Number 00885777; covenants, conditions and restrictions of record and general real estate taxes for the year 2002 and subsequent years.


Real Estate Tax Number: 17-04-115-059

Address of Real Estate: 1487 N. Clybourn Ave., Chicago, Illinois

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 not as tenants in common, but as joint tenants, forever

DATED this 22nd day of August, 2003

 (SEAL)
PETER GREENFIELD

 (SEAL)
MARY M. GREENFIELD

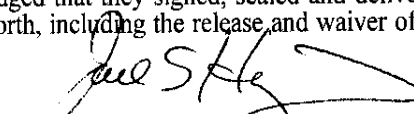
STATE OF ILLINOIS

COUNTY OF LAKE

}
} SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that PETER GREENFIELD AND MARY M. GREENFIELD, husband and wife, 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 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 and official seal this 22nd day of August, 2003


Notary Public

This instrument was prepared by JOEL S. HYMAN, 750 W. Lake Cook Road #495, Buffalo Grove, IL 60089.

MAIL TO:

NEWMAN + BOYER, LTD
900 MAPLE RD.
HOMERWOOD, IL 60430



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HYMEN AND BLAIR, P.C. As An Agent For
Fidelity National Title Insurance Company
1941 Rohlwing Road Rolling Meadows, IL 60008

ALTA Commitment Schedule A1

File No.: RTC22714

Property Address: 1487 N. CLYBOURN AVENUE, #B,
CHICAGO IL 60610

Legal Descriptions

PARCEL 1:

LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1 (H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY) CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED NOVEMBER 9, 2000 AS DOCUMENT NUMBER 00885777, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENTS LOCATED THEREON FOR A TERM OF YEARS BEGINNING OCTOBER 2, 2000 AND ENDING NOVEMBER 30, 2093, BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED FEBRUARY 1, 1995 (REFERRED TO HEREIN AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED APRIL 27, 1995 AS DOCUMENT NUMBER 95278768, WHICH DEMISES THE LAND AND OTHER LAND FOR A TERM OF YEARS BEGINNING OCTOBER 2, 2000 AND ENDING NOVEMBER 30, 2093.

SUBPARCEL A:

THAT PART OF LOT 10 IN BLOCK 4 OF ORCHARD PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 98901233, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 28 DEGREES, 50 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, 24.99 FEET TO THE CENTERLINE AND ITS EXTENSION OF A PARTY WALL AND THE POINT OF BEGINNING, THENCE NORTH 61 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE AND ITS EXTENSION 70.17 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 10, THENCE NORTH 28 DEGREES 50 MINUTES 00 SECONDS, ALONG SAID NORTHWESTERLY LINE, 16.61 FEET TO THE CENTERLINE AND ITS EXTENSION OF A PARTY WALL, THENCE SOUTH 61 DEGREES 06 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE AND ITS EXTENSION, 70.17 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 10; THENCE SOUTH 28 DEGREES, 50 MINUTES, 00 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 16.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBPARCEL B:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN).

SUBPARCEL C:

ALTA Commitment
Schedule B - Section II

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EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS A AND B AS CREATED DEFINED AND LIMITED BY INSTRUMENT (EASEMENT AGREEMENT) RECORDED SEPTEMBER 6, 1996 AS DOCUMENT NUMBER 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

PARCEL 2:

IMPROVEMENTS (BUT NOT COMMON AREA IMPROVEMENTS) AS CRATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 LOCATED ON THE LAND.

Permanent Index No.: 17-04-115-059

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

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\$2,673.75

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