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Doc#: 0332814078
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/24/2003 10:03 AM Pg: 1 of 3

Property of Cook County Clerk's Office

WARRANTY DEED - JOINT TENANCY

GRANTOR, Claudia R. Antony, an unmarried woman, of Chicago in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency thereof being hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S):

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John S. Antony and Uta C. Antony, his wife
1335 Lupine Way
Golden, Colorado 80401

not as TENANTS IN COMMON, but as JOINT TENANTS with right of survivorship, the following described real estate:

See legal description attached hereto and incorporated herein.

Permanent Index No: 17-05-413-080 1st AMERICAN TITLE order # 1032102

Property Address: 851B N. May Street, Chicago, Illinois, 60622

SUBJECT TO: General real estate taxes for the 2003 and subsequent years; Covenants, conditions and restrictions of record;

hereby releasing and waiving all rights under and 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.

DATED this 29th day of October, 2003.

CR Antony
CLAUDIA R. ANTONY

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Claudia R. Antony, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 notary seal,
this 29th day October, 2003.

Martha Rodriguez
Notary Public



My commission expires 01-15-05

DOCUMENT PREPARED BY AND MAIL TO:

Robert A. Boron
Robert A. Boron, Ltd.
30 N. LaSalle Street, Suite 3400
Chicago, Illinois 60602
(312) 263-7825

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Parcel 1:

That part of a tract hereinafter referred to as the parcel:

Said tract described as that part of blocks 3, 5 and 6 in Elston's Addition to Chicago lying Southwesterly of the Chicago and Northwestern Railway Company in the West half of the Southeast Quarter of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, including parts of vacated West Chestnut Street, vacated Cornell Street (formerly George Street) and vacated North Carpenter Street, described as follows: beginning at the Southwest corner of Block 6; thence North 0 degrees West 394.44 feet to the Southwesterly right of way of said railway; thence continuing on said right of way Southeasterly along a curve concave to the Southwest having a radius of 5,226.75 feet, an arc length of 105.02 feet; thence continuing along said right of way, South 71 degrees 44 minutes 18 seconds East, not tangent to the last described curve 356.81 feet to the East line of North Carpenter Street; thence South 0 degrees 32 minutes 59 seconds East along said East line 58.49 feet; thence North 89 degrees 55 minutes 18 seconds East 61.34 feet to the Northwesterly line of North Ogden Avenue; thence South 39 degrees 15 minutes 07 seconds West along said Northwesterly line 247.5 feet to the North Line of West Fry Street; thence South 89 degrees 30 minutes 52 seconds West along said North line 344.77 feet to the point of beginning of said tract:

Said Parcel described as commencing at the Southwest corner of said tract; Thence North 00 degrees 00 minutes 00 seconds West along the West line of said tract 148.73 feet; thence North 89 degrees 56 minutes 55 seconds East 126.94 feet; thence South 59 degrees 20 minutes 31 seconds East 20.13 feet; thence South 83 degrees 37 minutes 14 seconds East 6.95 feet; thence South 89 degrees 59 minutes 15 seconds East 133.49 feet; Thence South 78 degrees 53 minutes 11 seconds East 4.21 feet; thence South 00 degrees 00 minutes 00 Seconds West 12.98 feet; thence South 52 degrees 41 minutes 17 seconds East 46.85 feet; thence Northerly along an arc of a circle convex Southeasterly and having a radius of 109.65 feet for a distance of 30.06 feet (the chord of said arc having a bearing North 30 degrees 00 minutes 01 second East and a distance of 29.96 feet) to the point of beginning; thence continuing along the Northerly extension of said arc for on arc distance of 28.54 feet (the chord of said arc having a bearing of North 14 degrees 41 minutes 28 seconds East and a distance of 28.46 feet); thence North 82 degrees 37 minutes 41 seconds West 49.66 feet; thence Southerly along an arc of a circle convex Easterly and having a radius of 60.00 feet for a distance of 15.64 feet (the chord of said arc having a bearing of South 14 degrees 35 minutes 13 seconds West and a distance of 15.49 feet); thence South 67 degrees 37 minutes 46 seconds East 49.68 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for St. John's Park Townhome Homeowner's Association dated August 23, 2000 and recorded August 28, 2000 as document number 00666092, as amended from time to time

Permanent Index #'s: 17-05-413-080-0000 Vol. 581

Property Address: 851 North May Street #B, Chicago, Illinois 60622

