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388055

# UNOFFICIAL COPY



## WARRANTY DEED

Return To:

Mr. Stephen Tyma  
105 W. Madison-Suite 2200  
Chicago, IL: 60602

Doc#: 0336442336  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/30/2003 01:57 PM Pg: 1 of 3

Send Subsequent Tax Bills To:

Martha Delgado  
Saumya Nandi  
1229 W. Madison-Unit #O  
Chicago, IL 60607

THE GRANTORS, Jennifer L. Blus, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to Martha Delgado and Saumya Nandi, of the City of Chicago, County of Cook, State of Illinois, as Joint Tenants with the Right of Survivorship, ~~Not~~ as Tenants in Common, the following described real estate situated in the County of Cook in the State of Illinois, to wit: 3

~~PARCEL 1: THAT PART OF LOT 3 AND THE WEST 45 FEET OF LOT 2 (TAKEN AS A TRACT) IN ASSESSOR'S SUBDIVISION OF BLOCK 3, IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID TRACT AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL OF A THREE STORY BRICK BUILDING, SAID POINT BEING 72.46 FEET EAST OF THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH ALONG THE CENTER LINE OF SAID PARTY WALL AND ITS SOUTHERLY EXTENSION TO THE NORTH FACE OF SAID BUILDING, A DISTANCE OF 40.56 FEET; THENCE EAST ALONG THE NORTH FACE OF SAID THREE STORY BRICK BUILDING, AS DOCUMENT NUMBER 7.24 FEET; THENCE SOUTH ALONG THE CENTER LINE OF A PARTY WALL OF SAID THREE STORY BRICK BUILDING AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 40.56 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 7.24 FEET TO THE POINT OF BEGINNING~~

~~PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE COMMON AREAS AS SET FORTH IN THE DECLARATION FOR MADISON STREET TOWNHOUSE ASSOCIATION RECORDED OCTOBER 12, 1999 AS DOCUMENT 99959213.~~

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2003 and subsequent years;

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 as Tenants in Common.

Permanent Real Estate Index Number(s): 17-17-105-058-0000

Address of Real Estate: 1229 W. Madison-Unit #O-Chicago, IL 60607

DATED this 24<sup>th</sup> day of November, 2003.

\_\_\_\_\_  
Jennifer L. Blus

NOV 24 2003

RECORDED

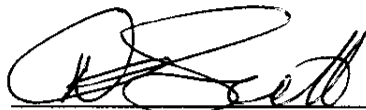
# UNOFFICIAL COPY

State of Illinois )  
 )ss.  
County of Cook )

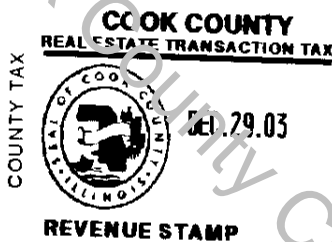
I, Daniel P Scott, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer L. Blus personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24<sup>th</sup> day of November, 2003.

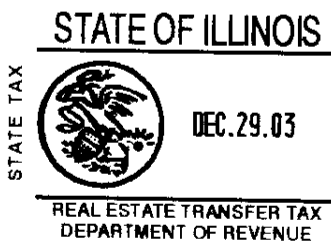
My commission expires:

  
Notary Public

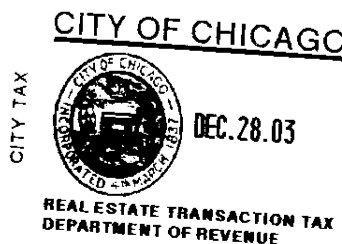
This instrument was prepared by:  
Ivy, Chepov & Scott, Ltd.  
5648 W. Lawrence Ave.  
Chicago, IL 60630  
(773) 427-7400



REAL ESTATE TRANSFER TAX
0025000
FP326707



REAL ESTATE TRANSFER TAX
0050000
FP102809



REAL ESTATE TRANSFER TAX
0375000
FP102803

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 2000 000388055 SC  
**STREET ADDRESS:** 1229 W. MADISON AVENUE  
**CITY:** CHICAGO **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 17-17-105-058-0000

**LEGAL DESCRIPTION:****PARCEL 1:**

THAT PART OF LOT 3 AND THE WEST 45 FEET OF LOT 2 (TAKEN AS A TRACT) IN ASSESSOR'S SUBDIVISION OF BLOCK 3, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID TRACT AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL OF A THREE STORY BRICK BUILDING, SAID POINT BEING 72.46 FEET EAST OF THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH ALONG THE CENTER LINE OF SAID PARTY WALL AND ITS SOUTHERLY EXTENSION TO THE NORTH FACE OF SAID BUILDING, A DISTANCE OF 40.56 FEET; THENCE EAST ALONG THE NORTH FACE OF SAID THREE STORY BRICK BUILDING, A DISTANCE OF 17.24 FEET; THENCE SOUTH ALONG THE CENTER LINE OF A PARTY WALL OF SAID THREE STORY BRICK BUILDING AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 40.56 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 17.24 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE COMMON AREAS AS SET FORTH IN THE DECLARATION FOR MADISON STREET TOWNHOUSE ASSOCIATION RECORDED OCTOBER 12, 1999 AS DOCUMENT 99-59213.