

# UNOFFICIAL COPY



Doc#: 0413142101  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 05/10/2004 09:11 AM Pg: 1 of 2

## WARRANTY DEED

GRANTOR, Jane A. Matz,  
Single and not married of Chicago  
ILLINOIS, for and in  
consideration of Ten Dollars (\$10.00)  
and other good and valuable  
consideration in hand paid, CONVEY  
and WARRANT to Steven  
Alexander and Deborah  
Philips

Not in Tenancy in Common, but in Joint Tenancy,  
the following described real estate situated in the County of Cook in the State of  
Illinois: SEE SECOND PAGE FOR LEGAL DESCRIPTION

SUBJECT TO: a) General real estate taxes not due and pay able at the time of closing; b) special taxes or  
assessments for improvements not yet completed; c) building lines and building and liquor restrictions  
of record, d) zoning and building ordinances; e) roads and highways, if any; f) private, public, and utility  
easements of record; g) party wall rights and agreements, if any; h) leases without purchase or renewal  
options, if any; and i) covenants, conditions, and restrictions of record (none which provide for reverter)  
nor prohibit present use of property, if any; j) reservations contained in the said condominium  
declaration the same as though the provisions of said declaration were recited and stipulated at length  
herein.

Hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois.

Permanent Tax No.: 14-28-206-005-1260

Commonly known as: 340 W Diversey, Unit 1016, Chicago, Illinois 60657

Dated this 19<sup>th</sup> day of February, 2004

Jane A. Matz

By: \_\_\_\_\_  
Attorney in Fact, Pursuant to Durable Power of Attorney

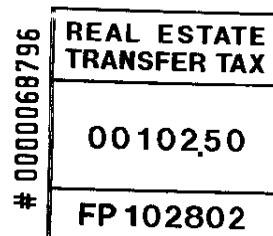
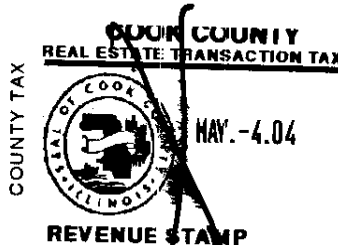
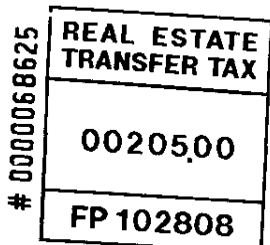
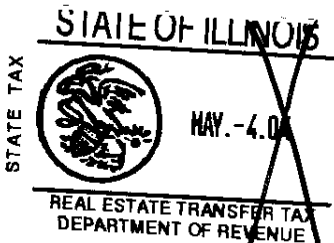
By: \_\_\_\_\_  
Attorney in Fact, Pursuant to Durable Power of Attorney

GRANTEES ADDRESS: 430 W Diversey, Unit 103 Chicago IL 60657

PREPARED BY: J.S. Moore Attorney at Law, 7720 N. Lehigh, Niles, IL. 60714

SEND TAX BILL TO: Steven Alexander and Deborah Philips, 430 W Diversey, Unit 1016 Chicago IL 60657

MAIL TO: Law Office of Jerry Richmond, 333 West Wacker Dr, 1800 Chicago, IL 60606-1288



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### LEGAL DESCRIPTION

UNIT 1016, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL":

THAT PART OF LOT 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING NORTH SHERIDAN ROAD WHICH IS 228 FEET 4-3/16 INCHES NORTH OF THE LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY):

THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23400546 AND AMENDED BY DOCUMENT 238-2780, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957 AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 25 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF SECTIONS 28 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4-3/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER OF SAID NORTH COMMONWEALTH AVENUE), IN COOK COUNTY, ILLINOIS.

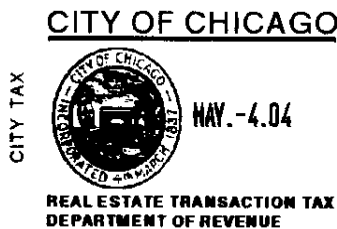
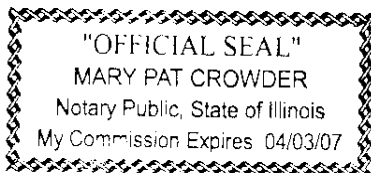
STATE OF ILLINOIS )  
 ) )SS.  
COUNTY OF COOK )

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANE A. MATZ

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a 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 18th day of FEBRUARY, 2004

Commissions expires: APRIL 3, 2007 Mary Pat Crowder  
Notary Public



# 0000010816	<b>REAL ESTATE TRANSFER TAX</b>
	01537.50
	<b>FP 102805</b>