

WARRANTY DEED (ILLINOIS) (Individual to Individual)



Doc#: 0425214089 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 09/08/2004 09:11 AM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

Jennifer Capewell, married to Peter Capewell 1532 W. Fry Street Chicago, Illinois 60622

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, State of Illinois for and in consideration of TEN (10.00) DOLLARS, in hand paid, CONVEYS and WARRANTS to:

David Weiss 17746 Foxborough Lane Boca Raton, Florida 33496

(NAMES AND ADDRESS OF GRANTEES)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: General Taxes for 2003 and subsequent year, and covenants, conditions and restrictions of record.

Permanent Index Number (PIN): 17-09-126-014-1110

Address(es) of Real Estate: 600 N. Kingsbury Unit 1614, Chicago, Illinois 60610

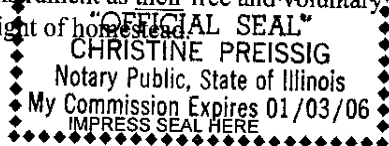
DATED this 11 day of August 2004

PLEASE PRINT OR SIGNATURE (SEAL) Jennifer Capewell Peter Capewell

TYPE NAME(S) BELOW SIGNATURE(S)

Solely for the purpose of waiving homestead rights

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Capewell and Peter Capewell, personally known to me to be the same person(s) 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 11th day of August 2004

Commission expires 1/3 2006 Christine Preissig NOTARY PUBLIC

This instrument was prepared by Mark R. Glickman, 3100 Dundee Road, Suite 402, Northbrook, Illinois 60062

3KEY

**UNOFFICIAL COPY****Property Address:**600 N. KINGSBURY, UNIT 1614,  
CHICAGO IL 60610**Legal Description:****PARCEL A:**

UNIT 1614 IN PARK PLACE CHICAGO CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

**PARCEL 1:**

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE, 142.0 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES 13.0 FEET; THENCE WEST AT RIGHT ANGLES TO A POINT ON THE EAST DOCK LINE OF THE NORTH BRANCH OF CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) WHICH IS 163.0 FEET WEST FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF KINGSBURY STREET; THENCE SOUTHWESTERLY TO A POINT IN THE DOCK LINE OF THE EAST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER WHICH IS 70.8 FEET SOUTHEASTERLY FROM INTERSECTION OF DOCK LINE, SAID RIVER WITH THE SAID LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET; THENCE NORTHWESTERLY ALONG SAID DOCK LINE OF SAID EAST BANK OF SAID RIVER, 9.80 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HUGH MCBIRNEY AND ISABELLE M. MCBIRNEY, HIS WIFE, TO PERCIVAL W. CLEMENT, DATED NOVEMBER 22, 1899 RECORDED IN VOLUME 6925 PAGE 164 OF LAND RECORDS IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921139, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL B:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921138.

**Permanent Index No.:** 17-09-126-014-1110

# UNOFFICIAL COPY

Legal Description.  
of the premises commonly known as 600 N. Kingsbury, Unit 1614

Property ATTACHED PAGE

**COOK COUNTY**  
REAL ESTATE TRANSFER TAX

COUNTY TAX

AUG 30 04

# 0000005253

REAL ESTATE TRANSFER TAX

0011125

FP 103019

REVENUE STAMP

STATE TAX

STATE OF ILLINOIS

AUG 30 04

# 0000005361

REAL ESTATE TRANSFER TAX

0022250

FP 103020

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

DAVID Weiss  
(Name)

2101 Corporate Blvd  
(Address)

Boca Raton, FL 33431  
(City, State and Zip)

David Weiss  
(Name)

600 N. Kingsbury, Unit 1614  
(Address)

Chicago, Illinois 60610  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

City of Chicago  
Dept. of Revenue  
350749  
08/30/2004 14:41 Batch 05325 75

Real Estate  
Transfer Stamp  
\$1,668.75

