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WARRANTY DEED Statutory (IL) (Individual to Individual)



Doc#: 0427801176
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/04/2004 01:30 PM Pg: 1 of 4

THE GRANTOR(S),
SHEILA MALLOY-HOWE,
divorced and not since remarried, and
IDA MALLOY, a widow and not
since remarried, of the City of
Chicago, County of Cook, State of
Illinois, for and in consideration of the
sum of TEN & 00/100 (\$10.00)
DOLLARS and other good and
valuable considerations in hand paid,
CONVEY and WARRANT to
CHRISTOPHER D. ABREY,
1847 W. Dickens, #1, Chicago, IL
60644, GRANTEE,

a single man

(The Above Space For Recorder's Use Only)

the Real Estate situated in the County of Cook, in the State of Illinois, as described on Exhibit "A" attached hereto and made a part hereof, 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.

DATE: September 3, 2004.

Permanent Real Estate Index Number(s): 17-16-406 030-1053

Address(es) of Real Estate: 600 South Dearborn St., Unit No. 308, Chicago, IL 60605

x Sheila Malloy-Howe
SHEILA MALLOY-HOWE

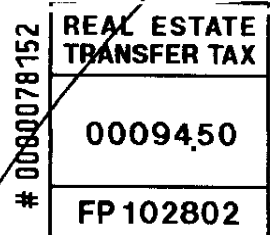
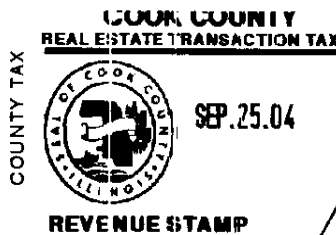
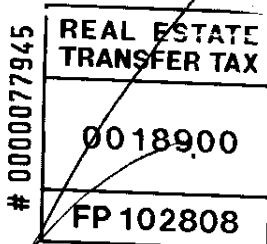
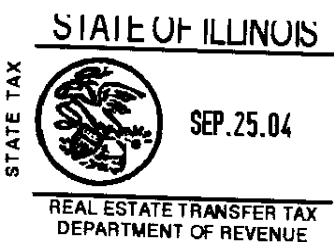
Ida Malloy
IDA MALLOY

MAIL TO:

~~Mark D. Hellman~~ **CHRISTOPHER ABREY**
1142 S. Michigan Avenue **600 S DEARBORN**
Chicago, IL 60605 **UNIT 308**
CHICAGO, IL
60605

SEND SUBSEQUENT TAX BILLS TO:

Christopher D. Abrey
600 South Dearborn Street
Unit No. 308
Chicago, IL 60605



Box 333

*NW6123545
Munden CTC
1014 no abs*

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SUBJECT TO: General taxes for the year 2003 and subsequent years; public and utility easements; building lines; zoning and building laws and ordinances; covenants, conditions and restrictions and agreements contained in the Quit Claim Deed recorded August 14, 1979 as Document 25098986; Declaration of Covenants, Conditions, Restrictions and Reciprocal Easement recorded May 3, 1996 as Document 96338678; Deed of Architectural Facade Easement and Conservation Right dated as of December 28, 1984 and recorded as Document 27389240; party wall rights on the south line of the land; encroachment of Cornices as shown on Plat of Condominium Survey recorded as Document 96338677 by Certified Survey Co; encroachment of the tree planters as shown on the Plat of Condominium Survey recorded as Document 96338677; terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded May 3, 1996 as Document No. 96338677, as amended from time to time; and limitations and conditions imposed by the Condominium Property Act.

STATE OF ILLINOIS)
) S.S.
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHEILA MALLOY-HOWE, divorced and not since remarried, and IDA MALLOY, a widow, 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.

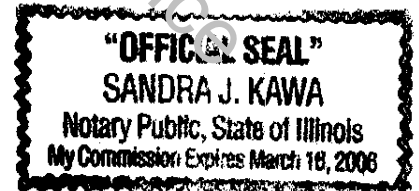
GIVEN under my hand and official seal, this 3rd day of September, 2004.

Sandra J. Kawa

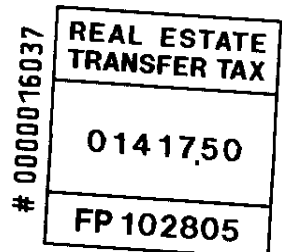
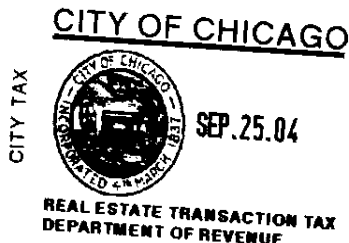
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
835 McClintock Drive
Second Floor
Burr Ridge, Illinois 60527

(630) 655-6000



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EXHIBIT "A"

UNIT NUMBER 308 IN THE TRANSPORTATION BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 12 BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THAT PART THEREOF TAKEN FOR DEARBORN STREET) IN THE SUBDIVISION OF BLOCKS 125 AND 136 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2.52 FEET NORTH AND 2.25 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 12 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE NORTH 81.42 FEET; THENCE EAST 20.30 FEET; THENCE SOUTH 6.30 FEET; THENCE EAST 23.18 FEET; THENCE NORTH 13.13 FEET; THENCE WEST 16.10 FEET; THENCE NORTH 42.44 FEET; THENCE EAST 17.83 FEET; THENCE NORTH 15.55 FEET; THENCE EAST 12.22 FEET; THENCE SOUTH 146.67 FEET; THENCE WEST 57.54 FEET WEST TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2.88 FEET SOUTH AND 2.47 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE EAST 57.32 FEET; THENCE SOUTH 130.08 FEET; THENCE WEST 13.14 FEET; THENCE SOUTH 2.20 FEET; THENCE WEST 16.53 FEET; THENCE NORTH 44.98 FEET; THENCE EAST 15.60 FEET; THENCE NORTH 12.82 FEET; THENCE WEST 43.38 FEET; THENCE NORTH 74.50 FEET TO THE POINT OF BEGINNING AND EXCEPT FROM SAID TRACT THE FOLLOWING THREE PARCELS LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +4.10 FEET CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.90 FEET CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 34.23 FEET SOUTH AND 2.66 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 20.85 FEET; THENCE SOUTH 27.15 FEET; THENCE EAST 20.85 FEET; THENCE NORTH 27.15 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 176.58 FEET SOUTH AND 16.09 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 13.50 FEET; THENCE SOUTH 14.60 FEET; THENCE EAST 13.50 FEET; THENCE NORTH 14.60 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 206.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THE WEST 2.70 FEET; THENCE NORTH 1.12 FEET; THENCE WEST 11.28 FEET; THENCE SOUTH 15.17 FEET; THENCE EAST 11.28 FEET; THENCE NORTH 1.82 FEET; THENCE EAST 2.70 FEET; THENCE NORTH 12.23 FEET TO THE POINT OF BEGINNING,

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WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 96338677; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PIN: 17-16-406-030-1053

Commonly known as 600 South Dearborn Street, Unit 308, Chicago, IL 60605

Property of Cook County Clerk's Office