

UNOFFICIAL COPY

ST5069015 2/10/3
WARRANTY DEED



Statutory (Illinois)
(Individual to Individual)

Doc#: 0504602058
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/15/2005 08:32 AM Pg: 1 of 3

THE GRANTOR, Marita Rhea, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) in hand paid, CONVEYS AND WARRANTS to Steven S. Laureto and Katie E. Hamann ^{husband and wife, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY}, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See attached legal description

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 as husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety forever. 3

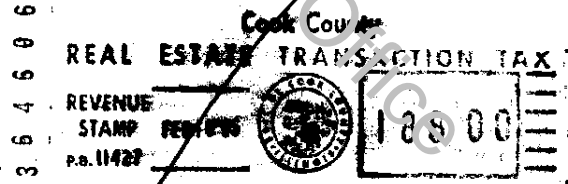
SUBJECT TO: Covenants, conditions, and restrictions of record.

Permanent Real Estate Index Number(s): 1524 South Sangamon, Unit 705, Chicago, IL 60608

Address(es) of Real Estate: 17-20-232-005-1074

DATED this 23 day of December, 2004.

Marita Rhea



COPY
CO2NO. 018
3 3 6 5 7 2



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB 10 '05 DEPT. OF REVENUE \$76.00

★ 150250
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE FEB 10 '05 822.00
★ FEB 11 1995

BOX 333-CT

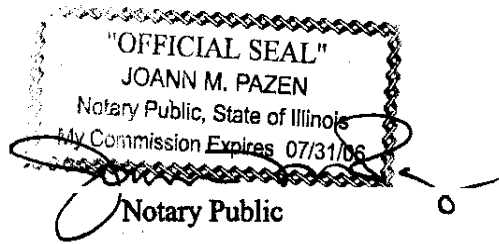
UNOFFICIAL COPY

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 **Marita Rhea** 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 s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

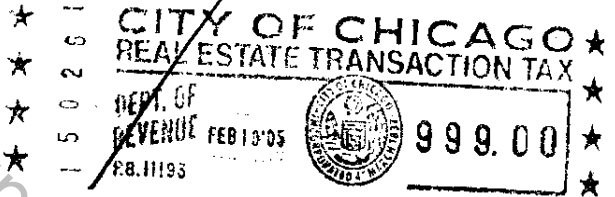
Given under my hand and official seal, this 23 day of December, 2004.

Commission expires 7/31 2006.



(Seal)

*This instrument was prepared by:
Raysa & Zimmermann, LLC
22 South Washington Avenue
Park Ridge, IL 60068*



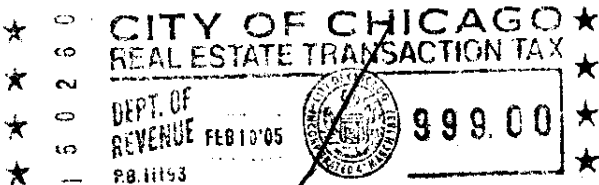
MAIL TO:

*JOHN M. MCGUIRK
1001 E. MAIN ST, STE B
ST. CHARLES, IL 60174*

ADDRESS OF PROPERTY:

1524 S. Sangamon, Unit 706
Chicago, IL 60608

The above address is for statistical purposes only and is not part of this deed.



SEND SUBSEQUENT TAX BILLS TO:

Steven Laureto and Katie Hamann
1524 S. Sangamon, Unit 706
Chicago, IL 60608

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LEGAL DESCRIPTION

Property Address: 1524 South Sangamon, Unit 706, Chicago, IL 60608

Permanent Tax #: 17-20-232-005-1074; 17-20-228-009-8003

Seller(s): Marita Rhea

Buyer(s): Steven S. Laureto and Katie E. Hamann

The legal description of the property is as follows:

PARCEL 1:

UNIT 706-S IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14, EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SOUTH HALSTED STREET, AS A 66 FOOT RIGHT OF WAY, AND THE SOUTH LINE OF WEST 14TH PLACE (WRIGHT STREET); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST ALONG AN ASSUMED BEARING, BEING SAID WEST LINE 575.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 776.11 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH SANGAMON STREET (PER DOCUMENT NUMBERS 94763032 AND 0010238993) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 280.74 FEET TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET; THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE 152.79 FEET, TO A POINT ON A LINE LYING 152.79 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RAILROAD; THENCE NORTH 82 DEGREES 25 MINUTES 02 SECONDS EAST ALONG LAST DESCRIBED PARALLEL LINE 194.33 FEET, TO A POINT ON A CURVE; THENCE SOUTHERLY 112.60 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 54 FEET, AND WHOSE CHORD BEARS SOUTH 69 DEGREES 39 MINUTES 47 SECONDS EAST 93.28 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH SANGAMON STREET; THENCE SOUTH 01 DEGREE 43 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 117.97 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NONEXCLUSIVE AERIAL EASEMENT AGREEMENT DATED JUNE 26, 2001, AND RECORDED JUNE 28, 2001 AS DOCUMENT NUMBER 0010571142.

WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED JUNE 20, 2002, AND RECORDED JUNE 21, 2002, AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES A2-S AND A3-S, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME.