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Doc#: 0505941025
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/28/2005 09:50 AM Pg: 1 of 4



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
TENANCY BY THE ENTIRETY**

2660203
MERCURY TITLE COMPANY, LLC
1023 KSV

THE GRANTOR(S), James Grady and Renee Grady, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to William Wallin and Christine Wallin, husband and wife, not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety.
(GRANTEE'S ADDRESS) One Olive Lane, Ridgefield, Connecticut 06877
of the County of Fairfield all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and made a part hereof

SUBJECT TO: General real estate taxes for the year 2004 (2nd installment) and subsequent years.

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

14-19-433-045-1009 (new purported P.I.N. 14-19-433-047-1009) pkg.
Permanent Real Estate Index Number(s): 14-19-433-045-1006 (new purported P.I.N. 14-19-433-047-1006) unit
Address(es) of Real Estate: 3201 North Wolcott Avenue, Unit 4-B, Chicago, Illinois 60657
and P-3

Dated this 22nd day of February, 2005

James Grady

Renee Grady

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
369695 \$3,262.50
02/25/2005 11:05 Batch 02276 8



COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. 25.05
REVENUE STAMP

0000152816
REAL ESTATE
TRANSFER TAX
0021750
FP326670

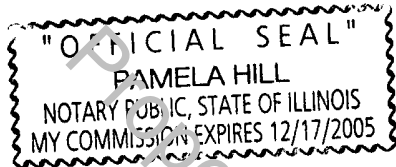
STATE TAX
STATE OF ILLINOIS
FEB. 25.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016113
REAL ESTATE
TRANSFER TAX
0043500
FP326660

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Grady and Renee Grady, husband and wife personally known to me to be the same person(s) whose name(s) 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 22nd day of February, 2005



Pamela Hill (Notary Public)

Prepared By: Michelle A. Laiss
1530 West Fullerton
Chicago, Illinois 60614

Mail To:
John Wolf, Attorney at Law
3901 North Lincoln Avenue
Chicago, Illinois 60613

Name & Address of Taxpayer:
William Wallin and Christine Wallin
3201 North Wolcott Avenue, Unit 4-B
Chicago, Illinois 60657

Property of Cook County Clerk's Office

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PARCEL 1:

UNIT NUMBER 4-B AND PARKING SPACE P-3 IN THE ANTIQUE ROW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 25 AND 26 IN BLOCK 4 IN GROSS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 39 AND 50 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF),

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS

EXCEPTION PARCEL ONE.

THAT PART OF THE AFORESAID TRACT LYING ABOVE AN ELEVATION OF 16.24 FEET AND BELOW AN ELEVATION OF 26.29 FEET, CITY OF CHICAGO DATUM DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, HAVING AN ASSUMED BEARING OF DUE NORTH FOR THE PURPOSE OF THIS DESCRIPTION 46.98 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 43 SECONDS EAST 12.3 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACE OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, NORTH 00 DEGREES 08 MINUTES 17 SECONDS WEST, 34.73 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS EAST, 14.99 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, 17.55 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 57 SECONDS EAST, 10.53 FEET, THENCE SOUTH 00 DEGREES 08 MINUTES 17 SECONDS EAST, 12.60 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, 13.68 FEET, THENCE SOUTH 00 DEGREES 08 MINUTES 17 SECONDS EAST, 4.51 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, 11.83 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL TWO::

THAT PART OF THE AFORESAID TRACT LYING ABOVE AN ELEVATION OF 16.24 FEET AND BELOW AN ELEVATION OF 25.55 FEET, CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, HAVING AN ASSUMED BEARING OF DUE NORTH FOR THE PURPOSE OF THIS DESCRIPTION, 1.09 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 14 SECONDS EAST, 1.34 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACE OF THE WALLS THE FOLLOWING COURSES AND DISTANCES NORTH 00 DEGREES 08 MINUTES 17 SECONDS WEST, 34.88 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 43 SECONDS EAST 38.77 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, 2.65 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 57 SECONDS EAST, 0.55 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, 32.22 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 14 SECONDS WEST 39.31 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPTING THAT PART OF SAID TRACT LYING ABOVE AN ELEVATION OF 25.55 FEET AND BELOW AN ELEVATION OF 26.29 FEET, CITY OF CHICAGO DATUM DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFORESAID POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACE OF WALLS THE FOLLOWING COURSES AND DISTANCES, NORTH 00 DEGREES 08 MINUTES 17 SECONDS

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(Continued)

WEST, 10.65 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 14 SECONDS EAST, 39.31 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, 10.65 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 14 SECONDS WEST 39.31 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF THE AFORESAID TRACT LYING ABOVE AN ELEVATION OF 7.63 FEET AND BELOW AN ELEVATION OF 15.0 FEET, CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, HAVING AN ASSUMED BEARING OF DUE NORTH FOR THE PURPOSE OF THIS DESCRIPTION, 0.74 FEET, THENCE NORTH 89 DEGREES 51 MINUTES 14 SECONDS EAST 21.52 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACE OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, NORTH 00 DEGREES 07 MINUTES 03 SECONDS WEST, 31.25 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 43 SECONDS EAST, 7.88 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 17 SECONDS WEST, 4.37 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 43 SECONDS EAST, 11.90 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, 25.62 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 14 SECONDS WEST, 19.78 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020463414; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO ANTIQUE ROW CONDOMINIUM ASSOCIATION RECORDED APRIL 23, 2002 AS DOCUMENT NUMBER 0020463414.

PIN: 14-19-433-047-1006

PIN #: 14-19-433-047-1009

Commonly known as: 3201 NORTH WOLCOTT AVENUE, UNIT 4B
CHICAGO, Illinois 60657