



0506841090

THIS DOCUMENT PREPARED BY:

Thomas J. Tartaglia
7824 West Belmont Avenue
Chicago, IL 60634

Doc#: 0506841090
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 03/09/2005 11:01 AM Pg: 1 of 2

MAIL TAX BILL TO:

Martin Flaherty and Darcy Stevens
1801 W. Larchmont #313
Chicago, IL 60613

MAIL RECORDED DEED TO:

Richard Larsen
444 N. Northwest Highway, Suite 155
Park Ridge, IL 60068

JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), ~~Brigitta Maron~~, k/n/a Brigitta Brostrom, married to Steven Brostrom, of the City of Oak Park, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to ~~Marty Flaherty and Darcy Stevens~~ not as Tenants in Common but as Joint Tenants of 3741 N. Seminary #2, Chicago, IL 60613, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

+ Marty

UNITS 313 AND P21 IN LARCHMONT LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED 2 PARCELS OF LAND:

PARCEL A:

LOTS 43 TO 48 INCLUSIVE, THE EAST 6 1/4 FEET OF LOT 49, LOT 51 AND THE WEST 1/2 OF LOT 50 (EXCEPT THE EAST 5.42 FEET OF SAID WEST 1/2 OF LOT 50) ALL IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), ALL IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE NORTH 69.0 FEET OF LOTS 79 TO 84 IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96507490, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF, AND APPURTENANT TO PARCEL 1, FOR INGRESS AND EGRESS, CREATED BY EASEMENT GRANT MADE BY AND BETWEEN THE CHICAGO TRANSIT AUTHORITY AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NO. 119038-04 RECORDED APRIL 2, 1996 AS DOCUMENT 96248211, OVER, ALONG AND ACROSS THE FOLLOWING 2 PARCELS OF LAND:

EASEMENT A:

THE WEST 14.10 FEET OF THE EAST 20.35 FEET OF LOT 49 IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, AND 15 AND LOTS 1, 2, AND 3 IN BLOCK 16 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

EASEMENT B:

THE EAST 15.20 FEET OF LOT 78 IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION AFORESAID.

UNOFFICIAL COPY

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


Permanent Index Number(s): 14-19-204-030-1038 and 14-19-204-030-1084


Subject, however, to the general taxes for the year of 2004 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Property Address: 1801 W. Larchmont #313, Chicago, IL 60613

THIS IS NOT HOMESTEAD PROPERTY

Dated this 18th day of FEBRUARY, 2005.



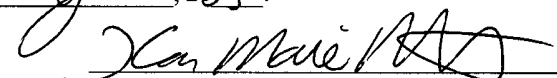
Brigitta Marcic


Brigitta Brostrom

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Brigitta Brostrom**, 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 he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 14 day of February, 2005.



Notary Public

My commission expires: 12/2/07

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
370757 \$1,762.50
03/08/2005 11:15 Batch 02282 21

