

# WARRANTY DEED **UNOFFICIAL COPY**

ILLINOIS STATUTORY  
(Individual to Individual)



Doc#: 0508842009  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/29/2005 07:31 AM Pg: 1 of 3

MAIL TO:

Scott D Hodes  
180 N. La Salle 1916  
Chicago IL 60601

NAME & ADDRESS OF TAXPAYER:

Anne Ruane  
645 North Kingsbury, Unit 2207  
Chicago, Illinois 60610

RECORDER'S STAMP

THE GRANTOR(S) Julie Deutsch, divorced and not since remarried  
of the City of Chicago County of Cook State of Illinois  
for and in consideration of Ten and 00/100 (\$10.00) ----- DOLLARS

and other good and valuable considerations in hand paid,  
CONVEY(S) AND WARRANT(S) to ANNE RUANE #3125, Chicago, Illinois 60610  
AND TERESA RUANE, AS JOINT TENANTS.

(GRANTEES' ADDRESS)  
of the City of Chicago County of Cook State of Illinois  
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,

to wit: See Exhibit A attached hereto

Subject only to: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2004 and subsequent years

NOTE: If additional space is required for legal - attach on separate 8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides.

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

Permanent Index Number(s) 17-09-127-043-1133 and 17-09-127-043-1197  
Property Address: 645 North Kingsbury, Unit 2207, Chicago, Illinois 60610

Dated this 21<sup>st</sup> day of March 29 2005  
\_\_\_\_\_  
(Seal) Julie Deutsch (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1159

*Handwritten initials and numbers: 2003, 3KJ*

STATE OF ILLINOIS  
County of Cook

**UNOFFICIAL COPY**

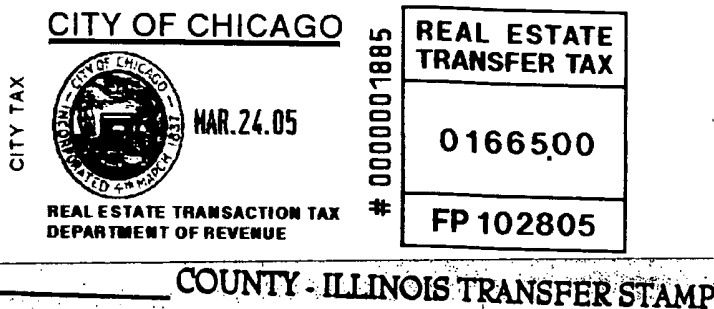
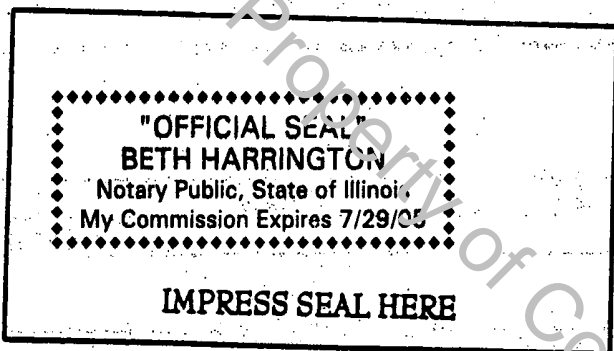
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT  
Julie Deutsch

personally known to me to be the same person whose name \_\_\_\_\_ is \_\_\_\_\_ subscribed to the foregoing instrument,  
appeared before me this day in person, and acknowledged that s/he \_\_\_\_\_ signed, sealed and delivered the  
instrument as 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 notarial seal, this \_\_\_\_\_ day of March, ~~19~~ 2005.

My commission expires on 7/29/05, 19\_\_\_\_.

Beth Harrington  
Notary Public



COUNTY - ILLINOIS TRANSFER STAMP

\* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:

Julie L. Galassini, Esq.

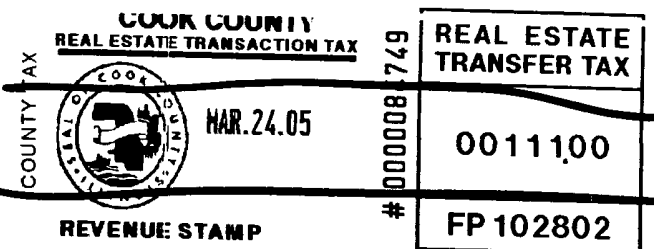
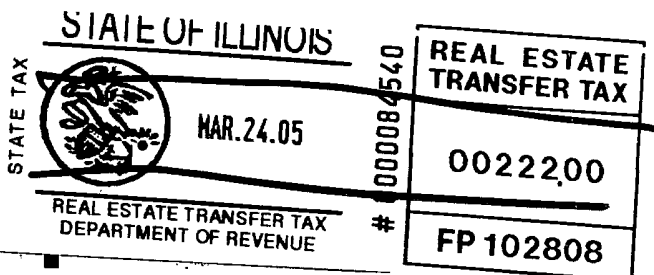
311 Whytegate Court

Lake Forest, Illinois 60045

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_

Signature of Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: ( 55 ILCS 5/3-5020)  
and name and address of the person preparing the instrument: ( 55 ILCS 5/3-5022).



TO \_\_\_\_\_  
FROM \_\_\_\_\_  
WARRANTY DEED  
ILLINOIS STATUTORY

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## EXHIBIT A

UNIT 2207 AND P-27 IN ADMIRAL'S POINTE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

(A) PART OF LOT 30 IN YOUNG'S SUBDIVISION IN BLOCK 1 OF ASSESSOR'S DIVISION OF THE EAST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ERIE STREET AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER IN COOK COUNTY, ILLINOIS.

(B) PART OF LOTS 28, 29, AND THAT PART OF LOT 30 AND ALL OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 TO 30, (EXCEPT THE EAST 370.00 FEET THEREOF) IN YOUNG'S SUBDIVISION OF PART OF KINGSBURY TRACT, BEING PART OF THE EAST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

(C) THE SOUTH 9 FEET OF LOTS 1 TO 5, (EXCEPT THE EAST 370.00 FEET THEREOF) BOTH INCLUSIVE, IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER) OF THE EAST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 15, 2002 AS DOCUMENT NUMBER 0020058465, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.