

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)



Doc#: 0518914050
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/08/2005 07:38 AM Pg: 1 of 3

Mail To:

FREDDIE C SANDERS
1833 N. HUDSON, UNIT G
Steven C. Carbon, Esq. CHICAGO, IL
201 N. Church Road 60614
Bensenville, IL 60106

Send Subsequent Tax Bills To:

Freddie C. Sanders
1833 N. Hudson
Unit G
Chicago, IL 60614

RECORDER'S STAMP

TICOR TITLE INSURANCE

THE GRANTORS, Jeffrey T. Wright and Erin Wright, husband and wife, of Chicago, Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Freddie C. Sanders, a married man, of Maywood, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special government taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments and general real estate taxes for the year 2004 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-33-311-044-0000

Property Address: 1833 N. Hudson, #G, Chicago, IL 60614

Dated this 28 day of June, 2005.

Jeffrey T. Wright

Erin Wright

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STATE OF ILLINOIS *Illinois*)
)SS
COUNTY OF COOK *COOK*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEFFREY T. WRIGHT and ERIN WRIGHT are 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 he and she signed, sealed and delivered the said instrument as his and her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 28th day of June, 2005.



Carol A. Kolodziej

Notary Public

My Commission Expires: 4-9-07

This instrument was prepared by:


Tory Boyer, Zucker, Boyer & Healy, Ltd., 1500 Skokie Blvd., Suite 203, Northbrook, IL 60062
(Name and Address)


MAIL TO:


FREDDIE SANDERS
1833 N. HUDSON
~~Steven C. Carbon, Esq. UNIT G~~
~~201 N. Church Road CHICAGO, IL~~
~~Bensenville, IL 60106~~ *60614*

SEND SUBSEQUENT TAX BILLS TO:

Freddie C. Sanders
1833 N. Hudson
Unit G
Chicago, IL 60614

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO JUL.-6.05	REAL ESTATE TRANSFER TAX
	# 0000018495	0299250
		FP 102803

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS JUL.-6.05	REAL ESTATE TRANSFER TAX
	# 0000028674	0039900
		FP 102809

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY JUL.-6.05	REAL ESTATE TRANSFER TAX
	# 0000028600	0019950
		FP326707

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000567118 CH
STREET ADDRESS: 1833 W. HUDSON #G
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 14-33-311-044-0000

LEGAL DESCRIPTION:**PARCEL 1:**

THE EAST 22.33 FEET OF THE WEST 76.43 FEET OF LOT 39 IN HAMBLETON'S SUBDIVISION OF BLOCK 43 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 (PARKING):

THE SOUTH 1/2 OF THE NORTH 2/3 OF THE EAST 20 FEET OF LOT 39 IN HAMBLETON'S SUBDIVISION OF BLOCK 43 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AND PUBLIC UTILITIES, INCLUDING SEWER, WATER, GAS, CABLE TELEVISION, ELECTRIC AND TELEPHONE, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS DELINEATED IN A DECLARATION OF EASEMENTS RECORDED MAY 12, 1971, AS DOCUMENT 21477462, OVER, UPON AND ACROSS.

(A) THE EAST 20 FEET OF LOTS 38 AND 39;

(B) THE NORTH 3.50 FEET OF LOT 38 AND THE SOUTH 3.50 FEET OF LOT 39, TAKEN AS A TRACT (EXCEPTING FROM SAID TRACT THAT PART OF THE EAST 79.45 FEET OF THE WEST 94.46 FEET THEREOF, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 30.26 FEET, CHICAGO CITY DATUM, SAID PLANE BEING FURTHER IDENTIFIED AS BEING THE BOTTOM FACE OF THE WOOD SOFFIT UNDER THE 2ND STORY PORTION OF THE TOWNHOUSE DWELLINGS BRIDGING AN AREAWAY BETWEEN THE 1ST FLOOR LEVEL OF DWELLING PARCELS 'A' TO 'D' AND DWELLING PARCELS 'E' TO 'H' AND EXCEPTING ALSO THAT PART OF SAID TRACT FALLING WITHIN THE EAST 20 FEET OF SAID LOTS 38 AND 39) ALL BEING IN HAMBLETON'S SUBDIVISION OF BLOCK 43 IN THE CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.