

UNOFFICIAL COPY

Warranty Deed

Tenant by the Entirety

(Individual to Individual)

① GNT #05-0327



Doc#: 0519503041
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 07/14/2005 11:36 AM Pg: 1 of 3

THE GRANTOR (S): LAWRENCE M. SILVER, a married man of 225 W. Hubbard #600 of the City of Chicago County of Cook State of Illinois for and in consideration of Ten (\$10.00) and No/100----- DOLLARS, and other good and valuable consideration-----in hand paid, CONVEYS and WARRANTS to 473 W. Superior Builders, LLC, of 3759 N. Oakley Chicago, Illinois 60618, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

Lot 10

SEE ATTACHED
The East 34.25 Feet Of The North 1/2 Of The Following Described Property Taken As A Single Tract Of Land: Lots 1 To 28 Both Inclusive Together With All Of The East-West Vacated Alley In Block 6 In Higgins Law And Company's Addition To Chicago In The East 1/2 Of The Northwest 1/4 Of Section 9, Township 39 North, Range 14, East Of The Third Principal Meridian, In Cook County, Illinois.

Lot 9

The West 33.83 Feet Of The East 68.08 Feet Of The North 1/2 Of The Following Described Property Takes As A Single Tract Of Land: Lots 1 to 28 Both Inclusive Together With All Of The East-West Vacated Alley in Block 6 In Higgins Law And Company's Addition To Chicago In The East 1/2 Of The Third Principal Meridian, In Cook County, Illinois.

↑ the Northwest 1/4 of Section 9, Township 39 North, RANGE 14 East

Together With

Ingress And Egress Easement For Private Alley As Created By Declaration Recorded As Document 0010070707, Over And Upon That Part Of The East-West Vacated Alley [Said Alley Vacated By Ordinance Passed January 19, 1970 And Recorded As Document 21137712] Which Lies 8.0 Feet On Either Side Of The Center Line Of Said Vacated Alley [Except The West 2.0 Feet Thereof] In Block 6 In Higgins Law And Company's Addition To Chicago In The East 1/2 Of The Northwest 1/4 Of Section 9, Township 39 North, Range 14, East Of The Third Principal Meridian, In Cook County, Illinois. Said Easement Is Subject To, Among Other Things, The Rights Reserved To Grantor/Declarant To Install Utilities And Grant Utility Easements In The Future Over, Under, And Along Said Easement Parcel.

SUBJECT TO: Covenants, conditions, restrictions of record and general real estate taxes for the year 2005 and subsequent years.

P.I.N.: 17-09-119-031-0000

COMMONLY KNOWN AS: 441 W. Superior Chicago, Illinois 60610
445 W. Superior Chicago, Illinois 60610

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID

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DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STUPULATED AT THE LENGTH HEREIN.

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. THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR.

Dated this 1st day of JULY, 2005.

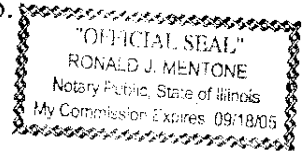
Lawrence M. Silver

State of Illinois, County of Cook, I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LAWRENCE M. SILVER personally known to me to be the same persons whose names 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 releases and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of JULY, 2005.

Commission Expires: September 18th, 2005

Ronald J. Mentone
Notary Public- Ronald J. Mentone



This instrument was prepared by: Ronald J. Mentone. Attorney at Law, 1807 N. Broadway, Melrose Park, Illinois 60160.

MAIL TO:

ADDRESS OF PROPERTY:

STEVEN K. NOYGAARD
493 DUANE STREET
BLENELLYN, ILL 60137

441 W. Superior Chicago, Illinois 60610
445 W. Superior Chicago, Illinois 60610

TO:

SEND SUBSEQUENT TAX BILLS

OR

473 W. Superior Builders, LLC
3759 N. Oakley
Chicago, Illinois 60618

Recorder's Office Box No: _____

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 9: [FOR CONVENIENCE ONLY]
THE WEST 33.83 FEET OF THE EAST 68.08 FEET OF THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND; LOTS 1 TO 28 BOTH INCLUSIVE TOGETHER WITH ALL OF THE EAST-WEST VACATED ALLEY IN BLOCK 6 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 445 W. SUPERIOR, CHICAGO, IL 60610

PARCEL 10: [FOR CONVENIENCE ONLY]
THE EAST 37.25 FEET OF THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND; LOTS 1 TO 28 BOTH INCLUSIVE TOGETHER WITH ALL OF THE EAST-WEST VACATED ALLEY IN BLOCK 6 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 441 W. SUPERIOR, CHICAGO, IL 60610

TOGETHER WITH:
INGRESS AND EGRESS EASEMENT FOR PRIVATE ALLEY AS CREATED BY DECLARATION RECORDED AS DOCUMENT 00100707(6), AND BY DECLARATION OF PRIVATE ALLEY EASEMENT RECORDED ON DOCUMENT 00100707, OVER AND UPON THAT PART OF THE EAST-WEST VACATED ALLEY [SAID ALLEY VACATED BY ORDINANCE PASSED JANUARY 19, 1970 AND RECORDED AS DOCUMENT 21137712] WHICH LIES 8.0 FEET ON EITHER SIDE OF THE CENTER LINE OF SAID VACATED ALLEY [EXCEPT THE WEST 2.0 FEET THEREOF] IN BLOCK 6 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SAID EASEMENT IS SUBJECT TO, AMONG OTHER THINGS, THE RIGHTS RESERVED TO GRANTOR/DECLARANT TO INSTALL UTILITIES AND GRANT UTILITY EASEMENTS IN THE FUTURE OVER, UNDER, AND ALONG SAID EASEMENT PARCEL.

PIN: 17-09-110-031-0000 (UNDERLYING)
THE GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD AND GENERAL REAL ESTATE TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS.

City of Chicago
Dept. of Revenue
388572
07/14/2005 11:20 Batch 05324 44



Real Estate
Transfer Stamp
\$10,875.00

City of Chicago
Dept. of Revenue
388571
07/14/2005 11:20 Batch 05324 44



Real Estate
Transfer Stamp
\$10,875.00

STATE OF ILLINOIS	
STATE TAX	JUL. 14. 05
REAL ESTATE TRANSFER TAX	
# 0000022584	0290000
FP326660	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JUL. 14. 05
# 0000166111	0145000
REVENUE STAMP	
FP326670	