

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0519935532  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/18/2005 01:56 PM Pg: 1 of 3

THE GRANTOR, **Clay Champlin and Jennifer Weigel, husband and wife**, of the Village of Evanston, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO

**Seth Darmstadter, a single person**  
222 S. Racine #210  
Chicago, IL 60607

TICOR TITLE INSURANCE

, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See attached for legal description), 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 forever.

Subject only to: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Real Estate Index Number: 17-17-201-011-0000

Address of Property: 24 S. Aberdeen, Unit 8, Chicago, IL 60607

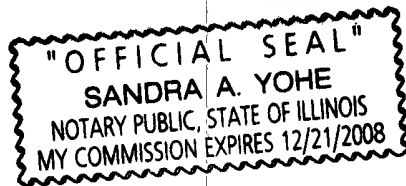
DATED this 26<sup>th</sup> day of May, 2005.

\_\_\_\_\_  
Clay Champlin

\_\_\_\_\_  
Jennifer Weigel

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 **Clay Champlin and Jennifer Weigel, husband and wife**, 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 she signed, sealed and delivered the said 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 official seal, this 26<sup>th</sup> day of May, 2005



\_\_\_\_\_  
Notary Public

397071

BOX 15

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## LEGAL DESCRIPTION

of the premises commonly known as: **24 S. Aberdeen, Unit 8, Chicago, IL 60607**  
Permanent Real Estate Index Number: **17-17-201-011-0000**

See Legal Attached

STATE TAX

STATE OF ILLINOIS

JUL. 18.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000028807

REAL ESTATE TRANSFER TAX
022675
FP 102809

CITY TAX

CITY OF CHICAGO

JUL. 18.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000018613

REAL ESTATE TRANSFER TAX
0340125
FP 102803

STATE TAX

STATE OF ILLINOIS

JUL. 18.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000028806

REAL ESTATE TRANSFER TAX
0045350
FP 102809

### DOCUMENT PREPARED BY:

David V. Najarian  
Najarian & Najarian  
825 Green Bay Rd., Suite 210  
Wilmette, IL 60091

### MAIL DOCUMENT TO:

JOHN AYLESWORTH  
ATTY AT LAW  
215 N. ABERDEEN  
#215  
CHICAGO, IL 60607

### SEND TAX BILLS TO:

Seth Darmstadter  
24 S. Aberdeen, Unit 8  
Chicago, IL 60607

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 2000 000397071 SC

**STREET ADDRESS:** 24 S. ABERDEEN

**UNIT 8**

**CITY:** CHICAGO

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 17-17-201-011-0000

**LEGAL DESCRIPTION:**

PARCEL 1 (24 SOUTH ABERDEEN STREET, UNIT 8): THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 163.40 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 29° 59' 53" WEST ALONG THE SOUTH LINE OF SAID TRACT 16.82 FEET; THENCE NORTH 00° 00' 00" WEST 50.49 FEET TO THE NORTH LINE OF THE SOUTH 50.49 FEET OF SAID TRACT; THENCE SOUTH 89° 59' 53" EAST ALONG SAID LINE 16.82 FEET; THENCE SOUTH 00° 00' 00" EAST 50.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO,

THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 25.52 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 159.55 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°59'53" WEST ALONG THE SOUTH LINE OF SAID TRACT 3.84 FEET; THENCE NORTH 00°00'00" WEST 23.49 FEET; THENCE SOUTH 89°59'53" EAST 3.84 FEET; THENCE SOUTH 00°00'00" EAST 23.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 17, 2003 AS DOCUMENT 0335103049.