

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**



Doc#: 0521642082
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/04/2005 09:15 AM Pg: 1 of 3

THE GRANTOR(S), Peter B. Trask, Jr., an unmarried man and Richard G. Gutenschwager, an unmarried man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Gordon Lavigne and Christie Lavigne, husband and wife, not as tenants in common, not as joint tenants but as tenants by the entirety (GRANTEE'S ADDRESS) 1924 Cromwell Drive, San Jose, California, 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 which do not impair Buyer's use of the property as a condominium residence and which do not provide for forfeiture or reversion in the event of breach.

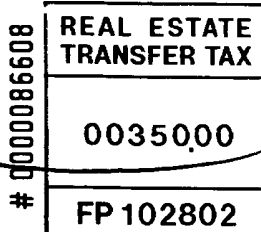
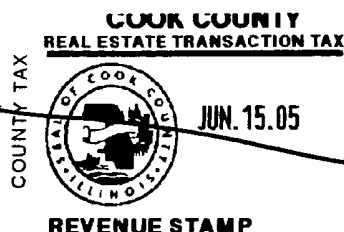
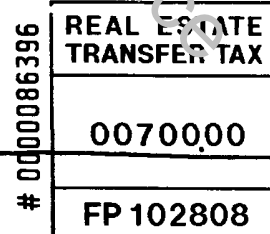
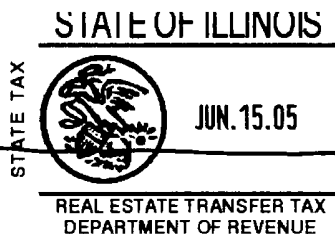
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-03-113-021-1001
Address(es) of Real Estate: 1201 N. Astor, Unit G, Chicago, Illinois 60611

Dated this 1 day of June, 2005

Peter B. Trask, Jr.

Richard G. Gutenschwager



City of Chicago
Dept. of Revenue
382028



Real Estate
Transfer Stamp
\$5,250.00

06/02/2005 09:31 Batch 00774 15

Box 334

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter B. Trask, Jr., an unmarried man and Richard G. Gutenschwager, an unmarried man, personally known to me to be the same person(s) whose name(s) are 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 1 day of June, 2005



[Signature] (Notary Public)

Prepared By: Calvin A. Bernstein
491 Laurel Avenue
Highland Park, Illinois 60035

Mail To:
Cherie Thompson
19 S. LaSalle Street, Suite 302
Chicago, Illinois 60603

Name & Address of Taxpayer:
Gordon LaVigne and Christie LaVigne
1201 N. Astor, Unit G
Chicago, Illinois 60611

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STREET ADDRESS: 1201 N. ASTOR UNIT G
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 17-03-113-021-1001

LEGAL DESCRIPTION:

PARCEL 1:

UNIT G IN THE ASTOR CONDOMINIUMS ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 13 AND 14 (EXCEPT THAT PART TAKEN FOR WIDENING OF BISHOP, OTHERWISE KNOWN AS DIVISION STREET) IN BLOCK 9 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 15.88 FEET NORTH OF THE SOUTH LINE OF LOT 12; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 12 AND 13 A DISTANCE OF 29.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 53.57 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 101.04 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ASTOR STREET; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF ASTOR STREET, A DISTANCE OF 56.17 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 42.92 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE 2.10 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 62.44 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99732988, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 12, 1998 AND RECORDED MAY 12, 1998 AS DOCUMENT 98391702 FROM CREATIVE DESIGNS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO WILLIAM C. GALT FOR THE PURPOSE OF INGRESS AND EGRESS TO PROVIDE ACCESS FOR PEDESTRIAN TRAFFIC OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 13 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 13; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 9.23 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG A LINE 9.12 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 13, A DISTANCE OF 8.97 FEET TO THE CORNER OF A 2-1/2 STORY BRICK BUILDING AT 1205-07 N. ASTOR STREET; THENCE EAST ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 20.31 FEET; THENCE SOUTH ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 0.73 FEET; THENCE EAST ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 6.62 FEET; THENCE NORTH ALONG THE WALL OF SAID BUILDING A DISTANCE OF 0.73 FEET; THENCE EAST ALONG THE WALL OF SAID BUILDING A DISTANCE OF 1.15 FEET; THENCE SOUTH TO A LINE 11.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 13, A DISTANCE OF 2.42 FEET; THENCE CONTINUING WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 13; TO THE INTERSECTION WITH THE WESTERLY LINE OF LOT 13; THENCE NORTH ALONG THE WEST LINE OF LOT 13, A DISTANCE OF 2.41 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 9 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.