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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

25071280 C7C CIECH



0525705019D

Doc#: 0525705019 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2005 09:30 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTORS, William H. Franklin and Deirdre S. Franklin, husband and wife of the ^{DEIRDRE S. FRANKLIN IS WAIVING} City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 ^{HOMESTEAD} DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and ^{RIGHTS} Warrant(s) to Bryan Sendre, of 951 S. Ocean Blvd, Deerfield Beach, Florida, 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 and made a part hereof

SUBJECT 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.

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: 14-20-411-059-0000
Address of Real Estate: 1135 W. Newport, Unit D, Chicago, IL

BOX 334 CTI

Dated this 2 day of August, 2005

William H. Franklin
William H. Franklin

Deirdre S. Franklin
Deirdre S. Franklin

ABSTRACT LND SK8306041

CITY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

SEP.-7.05

REVENUE STAMP

0000089138

REAL ESTATE TRANSFER TAX
0024250
FP 102802

CITY TAX

CITY OF CHICAGO

SEP.-7.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005257

REAL ESTATE TRANSFER TAX
0363750
FP 102805

STATE TAX

STATE OF ILLINOIS

SEP.-7.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

00000088920

REAL ESTATE TRANSFER TAX
0048500
FP 102808

E R H S

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William H. Franklin and Deirdre S. Franklin, husband and wife, 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 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 2 day of August, 2005.


 _____ (Notary Public)



Prepared By: Thomas J. Scannell
 10001 South Western Avenue
 Chicago, Illinois 60643

Mail To:
 Steven R. Sturn
 Trach, Sturm & Associates
 1699 E. Woodfield Road
 Suite 550
 Schaumburg, IL 60173

Name & Address of Taxpayer:
 Bryan Sendre
 1135 W. Newport, Unit D,
 Chicago, IL 60657

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EXHIBIT A

PARCEL 1:

THE NORTH 15.0 FEET OF THE SOUTH 38.23 FEET OF TRACT A: THAT PART OF LOTS 31, 32, 33, 34, 35, 36 AND 37 AND THAT PART OF ALLEY VACATED BY DOCUMENT 7876632 AND BY DOCUMENT 13087755 IN BLOCK 1 IN GEORGE CLEVELAND'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 127.64 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST AT RIGHT ANGLES THERETO 90.55 FEET TO A LINE 90.55 SOUTH OF AND PARALLELL WITH THE NORTH LINE OF SAID TRACT; THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE 48.40 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST AT RIGHT ANGLES THERETO 79.55 FEET; THENCE NORTH 27 DEGREES 10 MINUTES 25 SECONDS EAST 12.35 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 172.77 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE 42.77 FEET TO THE POINT OF BEGINNING, IN CCI.

PARCEL 2:

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER, UPON AND ACROSS THE COMMON AREA AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR NEWPORT PLACE RECORDED JULY 14, 1995 AS DOCUMENT NO. 95458227, AS AMENDED BY DOCUMENT NO. 95879048 AND BY DEED RECORDED AS DOCUMENT NO. 96025908.

PARCEL 3:

EXCLUSIVE GARAGE PARKING EASEMENT FOR THE BENEFIT OF PARCEL 1 IN AND UPON THAT PORTION OF PARCEL 1125-B AS DESCRIBED IN EXHIBIT D OF THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95458227 AND SHOWN ON EXHIBIT F OF AMENDMENT OF THE DECLARATION RECORDED AS DOCUMENT NO. 95879048 AND KNOWN AS GARAGE SPOT G