

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0527042149 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2005 10:52 AM Pg: 1 of 2

WHEN RECORDED, MAIL TO:

Jerrold M. Facktor, Esq.
242 W. Superior, Suite 400 345 N CANAL
Chicago, Illinois 60606 Room 808

SEND SUBSEQUENT TAX BILLS TO:

Timothy A. Nelsen
345 N. Canal, #808
Chicago, Illinois 60606

GRANTORS, **William Kaufmann and Donna J. Noble**, husband and wife, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **Timothy A. Nelsen**, of 189 E. Lake Shore Drive, Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 17-09-306-011-1046 and 17-09-306-011-1047.

Property Address: 345 N. Canal, #808, Chicago, Illinois 60606.

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

Subject to the following, if any: (1) General real estate taxes for the year 2004 (2nd Installment) and subsequent years; (2) private, public and utility easements; (3) Purchaser's mortgages of record, if any; (4) covenants, conditions and restrictions of record; and (5) Declaration of Condominium.

DATED this 30 Day of August, 2005.

DATED this 30TH Day of August, 2005.

William Kaufmann

Donna J. Noble

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that WILLIAM KAUFMANN and DONNA J. NOBLE, 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 notary seal, this 30th Day of August, 2005.

My commission expires 9/30/05

Notary Public

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618

"OFFICIAL SEAL"
JAMES D. ZAZAKIS
Notary Public, State of Illinois
My Commission Expires 09/30/05

STATE TAX

STATE OF ILLINOIS
SEP. 20.05

0000089360

REAL ESTATE TRANSFER TAX
0062750
FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 20.05

0000089580

REAL ESTATE TRANSFER TAX
0031375
FP 102802

REVENUE STAMP

NO ARES 1/12
403392032
403392032

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STREET ADDRESS: 345 N. CANAL STREET

UNIT #807-808

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-09-306-011-1046

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBERS 807 AND 808 IN FULTON HOUSE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 5, 1981 AS DOCUMENT 25895835 AND AMENDMENTS THERETO, BEING PARTS OF WHARFING LOTS IN BLOCK J AND K OF THE ORIGINAL TOWN OF CHICAGO AND CERTAIN VACATED STREETS ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DECLARED IN DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 1, 1981 AND RECORDED JUNE 5, 1981 AS DOCUMENT 25895261 AND AS CREATED BY DEEDS FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 100819 TO VARIOUS UNIT OWNERS OVER AND ACROSS ALL THAT PART OF THE PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 12.55 FEET ABOVE CHICAGO CITY DATUM AND CONTAINED WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND A TRACT OF LAND, COMPRISING A PART OF ORIGINAL WATER LOT OR WHARFING LOT 1, IN BLOCK K IN THE ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH HALF (EXCEPT THE NORTH 3.00 FEET OF SAID SOUTH 1/2) OF VACATED WEST CARROLL STREET LYING NORTH OF AND ADJACENT TO SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWARD PROLONGATION OF THE WEST LINE OF SAID BLOCK K WHICH IS 394.65 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EAST LINE OF NORTH CANAL STREET, AND IN THE SOUTH LINE OF NORTH 3.00 FEET OF THE SOUTH HALF OF VACATED WEST CARROLL STREET; THENCE SOUTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 3.00 FEET OF VACATED CARROLL STREET AFORESAID, A DISTANCE OF 20.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 70.02 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.16 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 55.67 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 17.53 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 3.68 FEET TO THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH HALF OF VACATED CARROLL STREET AFORESAID; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF 44.21 FEET TO THE POINT OF BEGINNING.

CITY OF CHICAGO

CITY TAX



SEP.20.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

00000015620

REAL ESTATE
TRANSFER TAX

0470625

FP 102805