## **UNOFFICIAL COPY**

WARRANTY DEED
Statutory (Illinois)
TENANCY BY THE ENTIRETY
(individual to individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS
Derrick J. Robles, a single man
1344 S. Indiana

Doc#: 0527026006 Fee: \$28.00

Doc#: "Gene" Moore RHSP Fee:\$10.00

Eugene "Gene" Moore of Deeds

Cook County Recorder of Deeds

Date: 09/27/2005 09:36 AM Pg: 1 of 3

Abo. space for recorder's use only of the <u>City</u> of Chicago, County of <u>Cook</u> State of <u>Illinois</u> for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations \$10.00 in hand paid, CONVEYs and WARRANTs to: Todd Hamilton and Michelle V. Hamilton, 211 E. Ohio, Chicago, IL (N'an e and Address of Grantee) HUSBAND AND WIFE not as tenants in cormon not as joint tenants, but as TENANTS BY THE ENTIRETY with rights of survivorship, the following described Real Estate situated in the County of in the State of Illinois, to wit: See Exhibit A attached hereto. 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 TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof. Permanent Real Estate Index Number(s): 17-22-105-033-1013 Address(es) of Real Estate: \_\_\_\_ 1344 S. Indiana, Chicago, IL 60605 Dated this \_\_\_\_ day of 20 05 (SEAL) **PLEASE** PRINT OR TYPE NAME(S) **BELOW** SIGNATURE(S)

3 KHSP

# **UNOFFICIAL COPY**

STATE OF ILLINOIS COUNTY OF COOK	) ) SS.: )	"OFFICIAL SEAL" LEAH FLEISCHER NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 02/03/2008
	I, Lean He and for said County, in the	the undersigned, a Notary Public in e State aforesaid,
	DO HEREBY CERTIFY	that
IMPRESS SEAL HERE	C 8	be the same persons whose names are subscribed at, appeared before me this day in person, and
C	acknowledged that they signer and voluntary act, for release and waiver of the r	gned, scaled and delivered the said instrument as the uses and purposes therein set forth, including the ight of homestead.
Given under my hand and	official scal, this <u>30</u>	day of August, 20_05
Commission expires 6	2/03 2008	NOTARY PUBLIC
This instrument was prepared by <u>Deborah Ashen, 217 N. Jefferson St., #600, Chicago, IL 60661</u>		
	pain "Varnet, P.C. (Name)	(Name and Address)  SFND SUBSEQUENT TAX BILLS TO:
MAIL TO: <u>33 N D</u>	2arborn Suite 22 (Address)	220 (Name)
CHIED	City, State and Zip)	(Address)
		(City, State and Zip)
OR RECORDER	R'S OFFICE BOX NO	
STATE OF ILLINOIS	REAL ESTATE	COOK COUNTY  REAL ESTATE  TRANSFER TAX
SEP9.05	0053900	SP9.05 CD 00269.50
REAL ESTATE TRANSFER TA DEPARTMENT OF REVENUE	# FP326669	REVENUE STAMP F1-326670

City of Chicago
Dept. of Revenue
396672

Tr

Real Estate Transfer Stamp \$4,042.50

09/12/2005 14:53 Batch 11894 47

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#### EXHIBIT A

PARCEL 1:

#### **LEGAL DESCRIPTION**

UNIT NUMBER 1344 IN THE BOULEVARD HOMES CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF CERTAIN LOTS, BLOCKS, STREET, PRIVATE STREETS AND ALLEYS AND PART OF THE LAND OF THE ILLINOIS CENTRAL RAILROAD COMPANY ALL IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH MICHIGAN AVENUE WITH THE SOUTH LINE OF ROOSEVELT ROAD AS DEDICATED PER DOCUMENT 93954909; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE, 324.58 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE AS DEDICATED PER DOCUMENT 93954909; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 575.78 FEET TO A POINT HEREINAFTER DESIGNATED POINT "A" BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET; THENCE SOUTH 39 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET AFORESAID, 177.42 FEET TO THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, AFORESAID, 115.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, 68.00 FEET; THENCE SCUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST, 15.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, 109.49 FEET TO A POINT ON THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, SAID POINT BEING 130.00 FEET SOUTHERLY OF SAID POINT "A" AS MEASURED ALONG SAID WEST LINE OF SOUTH INCIANA AVENUE; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE AFORESAID, 4.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, 10.0 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 45.0 FEET, 51.81 FEET TO A POINT, SAID POINT BEING 30.0 FEET SOUTH AND 49.0 FEET WEST OF SAID POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, 42.0 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, 162.05 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, 9.0 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, 24.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, 9.0 FEUT. THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, 192.05 FEET TO A POINT IN THE SOUTH LIFE OF SAID LOT 32, SAID POINT BEING 91.0 FEET WEST OF THE WEST LINE OF SOUTH INDIANA AVENUE (AFORESAID; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 32, 91.0 FEET TO A POINT IN THE WEST LINE OF SOUTH INDIANA AVENUE <AFORESAID; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, 408.16 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY IN INCIDENTIAL INCI

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE PROPOSED DECLARATION OF COUDOMINIUM RECORDED September 17, 2001 AS DOCUMENT NUMBER 0010860937; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER THE SIDEWALKS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE GRANT OF EASEMENT RECORDED September 17, 2001 AS DOCUMENT 0010860394 MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY (FORMERLY KNOWN AS CHICAGO TITLE AND TRUST COMPANY) AS TRUSTEE UNDER TRUST AGREEMENT DATED

June 27, 1989 AND KNOWN AS TRUST NUMBER 1093252, 13TH STREET LOFTS, L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY AND MUSEUM PARK, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY.

Common Address: 1344 S. Indiana, Chicago, Illinois 60602

**P.I.N.:** 17-22-105-033-1013