

WARRANTY DEED

UNOFFICIAL COPY

2064994 MTC Lally



Doc#: 0532741117 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/23/2005 10:59 AM Pg: 1 of 2

THE GRANTOR Mary Ann O'Boyle, a single person
of, Chicago, Illinois

for and in consideration of Ten Dollars (\$10.00), and other good
and valuable consideration in hand paid, CONVEYS and
WARRANTS in fee simple unto

Samad Ganepour, of, 3130 North Lake Shore Drive,
Apt. 1711, Chicago, Illinois 60657

all interest in the following all interest in the following described real
estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Numbers: 14-21-101-034-1300

Address of Real Estate: 3950 North Lake Shore Drive
Unit 1614
Chicago, Illinois 60613

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

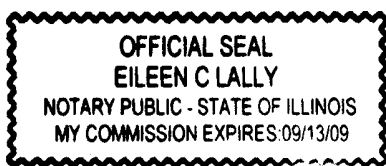
In Witness Whereof, the Grantor has signed this Warranty Deed this 14 day of November, 2005.

Mary Ann O'Boyle
Mary Ann O'Boyle

State of Illinois, County of Cook ss.

a single person
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that May Ann
O'Boyle, for the purpose of waiving homestead rights, 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 said
instrument as her free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of Nov., 2005.



Eileen C Lally
NOTARY PUBLIC
My commission expires on 9/13/09

M.G.R. TITLE

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1614 IN 3950 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL REAL ESTATE:

THAT PARTS OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7, 1906, IN CASE NUMBER 274470, CIRCUIT COURT OF COOK COUNTY, ILLINOIS ENTITLED CHARLES W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 40,20, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24014190; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED APRIL 23, 1969, RECORDED APRIL 23, 1969, AS DOCUMENT 20820211 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NUMBER 22719, AND EXCHANGE NATIONAL BANK OF CHICAGO, TRUST NUMBER 5171, FOR PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE EAST 40 FEET OF VACATED FRONTIER AVENUE, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT 20816906, LYING WEST OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, AFORESAID, WHICH LIES NORTH OF THE SOUTH LINE OF LOT 10 EXTENDED WEST AND LIES SOUTH OF THE NORTH LINE OF LOT 12 EXTENDED WEST, IN COOK COUNTY, ILLINOIS.

Subject only to: covenants, conditions and restriction of record; public and utility easements; general real estate taxes for 2005 and subsequent years.

Permanent Index Number: 14-21-101-034-1300

Address of Real Estate: 3950 North Lake Shore Drive, Unit 1614, Chicago, Illinois 60613

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX NOV. 22. 05 # 0000177693	REAL ESTATE TRANSFER TAX 0008650 FP326670	STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE NOV. 22. 05 # 0000028274	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 0017300 FP326660
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This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

MAIL TO:
 Helen Chabarbakashi, Esq.
 4433 West Touhy Avenue, Suite 600
 Lincolnwood, Illinois 60712

SEND SUBSEQUENT TAX BILLS TO:
 Samad Gangpour
 3950 North Lake Shore Drive, 1614
 Chicago, Illinois 60613

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 405905 \$1,297.50
 11/22/2005 14:47 Batch 11842 114

