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First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**



Doc#: 0613240169 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/12/2006 03:27 PM Pg: 1 of 3

THE GRANTOR(S) Frank J. Kniffen, divorced and not since remarried, of the City of Chicago, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Pamela Osgood, 865 W. Lill, Chicago, IL 60614, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

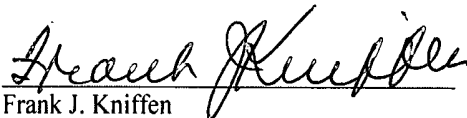
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; general taxes for the year 2005 and subsequent years.

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): 17-20-224-045-0000

Address(es) of Real Estate: 1415 S. Campus Pkwy., Chicago, IL 60608

Dated this 14th day of April, 20 06


Frank J. Kniffen

FIRST AMERICAN
File # 1378368 2/4

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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 Frank J. Kniffen, 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 14th day of April, 20 06.



Neal M. Ross (Notary Public)

Prepared by:
Neal M. Ross
233 E. Erie St., Suite #300
Chicago, IL 60611

Mail To:
Deborah S. Ashen, esq.
217 N. Jefferson St.
Suite #600
Chicago, IL 60661

Name and Address of Taxpayer:
Pamela Osgood
1415 S. Campus Pkwy
Chicago, IL 60608

STATE TAX
STATE OF ILLINOIS
MAY 11.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026286

REAL ESTATE TRANSFER TAX
00787.50
FP 103027

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAY 11.06

0000026487

REAL ESTATE TRANSFER TAX
00393.75
FP 103028

CITY OF CHICAGO
CITY TAX
MAY 11.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

922080000

REAL ESTATE TRANSFER TAX
05906.25
FP 102812

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PARCEL 1:

THE SOUTH 21.87 FEET OF THE NORTH 138.80 FEET (AS MEASURED AT RIGHT ANGLES) OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF BLOCK 20, LYING IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WEST LINE OF HALSTED STREET, AS A 66.00 FOOT RIGHT OF WAY AND THE NORTH LINE OF WEST 14TH PLACE (FORMERLY WRIGHT STREET); THENCE SOUTH 88 DEGREES 24 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE 223.07 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 53 SECONDS WEST 78.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 19 MINUTES 07 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE WEST LINE OF SAID HALSTED STREET, 12.54 FEET TO A POINT ON THE ARC OF A CIRCLE; THENCE NORTHERLY 93.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 480.50 FEET AND WHOSE CHORD BEARS NORTH 01 DEGREES 43 MINUTES 32 SECONDS EAST 93.40 FEET TO A POINT ON COMPOUND CURVATURE; THENCE NORTHERLY 87.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 678.50 FEET AND WHOSE CHORD BEARS NORTH 07 DEGREES 33 MINUTES 43 SECONDS WEST 87.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 48.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 709.50 FEET AND WHOSE CHORD BEARS NORTH 09 DEGREES 18 MINUTES 22 SECONDS WEST 48.68 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 07 SECONDS EAST, ALONG A LINE PERPENDICULAR WITH THE WEST LINE OF SAID HALSTED STREET 123.52 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID HALSTED STREET 228.83 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 07 SECONDS WEST 101.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE UNIVERSITY VILLAGE HOMEOWNER'S ASSOCIATION RECORDED JANUARY 23, 2002 AS DOCUMENT 0020094785.

PARCEL 3:

NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 ACROSS THE RIGHT OF WAY PARCELS FOR THE ACCESS USE AS MORE PARTICULARLY DEFINED AND DESCRIBED IN AND AS CREATED BY RIGHT-OF-WAY EASEMENT AGREEMENT DATED AS OF APRIL 2, 2002 AND RECORDED APRIL 4, 2002 AS DOCUMENT 0020385293 MADE BY AND BETWEEN THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS, SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., AND UNIVERSITY VILLAGE HOMEOWNER'S ASSOCIATION.

EXHIBIT "A"