

WARRANTY DEED



06317112080

Statutory (Illinois), Individual to Individual

Doc#: 0631711208 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/13/2008 03:16 PM Pg: 1 of 3

The GRANTOR, PHILIP G. WOLFE, married to HEIDIE MASLO-WOLFE, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to him in hand paid, CONVEYS and WARRANTS to SHARON A. LARSON, of 4835 North Kenmore, Chicago, Illinois 60640, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

For Recorder's Use Only

Legal Description set forth on Exhibit "A" attached hereto and by this reference incorporated herein.

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.

Permanent Real Estate Index Number(s): 14-32-105-016-1013

Address(es) of Real Estate: 2324 North Lakewood, Chicago, Illinois 60614

DATED this 30th day of October, 2006

[Signature of Philip G. Wolfe] (SEAL)
PHILIP G. WOLFE

[Signature of Heidie Maslo-Wolfe] (SEAL)
HEIDIE MASLO-WOLFE, signing for the purpose of waiving and releasing any rights of homestead

State of Illinois, County of Cook, SS: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PHILIP G. WOLFE and HEIDIE MASLO WOLFE, 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 30th day of October, 2006



Commission expires 06/04/08

[Signature of Notary Public]
Notary Public

This instrument was prepared by Stephen E. Vargo, 77 West Washington, Suite 1620, Chicago, IL 60602

BOX 15

MAIL TO: Beth A. Loeb
2130 North Lincoln Park West
Chicago, Illinois 60614

SEND SUBSEQUENT TAX BILLS TO:
SHARON LARSON
2324 North Lakewood
Chicago, Illinois 60614


Handwritten initials: 3PG C.F.

TICOR TITLE 593253

# UNOFFICIAL COPY

STATE TAX

**STATE OF ILLINOIS**



NOV.-2.06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000036801

REAL ESTATE TRANSFER TAX
00530.00
FP 102809

COUNTY TAX

**COOK COUNTY**



NOV.-2.06


REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000036672

REAL ESTATE TRANSFER TAX
00265.00
FP 326707

CITY TAX

**CITY OF CHICAGO**



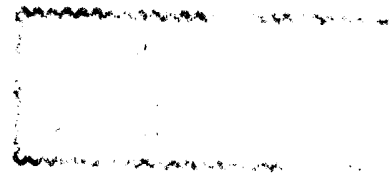
NOV.-2.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002272

REAL ESTATE TRANSFER TAX
03975.00
FP 102803

Cook County Clerk's Office



**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE**

ORDER NO.: 2000 000593253 CH

SCHEDULE A (CONTINUED)

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

UNIT 2324 IN LAKEWOOD COMMONS CONDOMINIUM TOWNHOMES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

ALL OF LOTS 1 AND 2, A PART OF LOT 3 AND A PART OF LOTS 31 TO 49, BOTH INCLUSIVE, IN BLOCK 3 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS::

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3 (BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1) AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 592.26 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3 (BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 31) THENCE WEST ALONG THE SOUTH LINE OF BLOCK 3, A DISTANCE OF 61.51 FEET TO A POINT, THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 11.24 FEET TO A POINT WHICH IS 63.07 FEET (MEASURED PERPENDICULAR) WEST FROM THE AFORESAID EAST LINE OF BLOCK 3, THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE CONVEX WESTERLY, HAVING A RADIUS OF 458.58 FEET, A DISTANCE OF 65.36 FEET TO A POINT WHICH IS 76.23 FEET (MEASURED PERPENDICULAR) NORTH FROM THE SOUTH LINE AND 67.55 FEET (MEASURED PERPENDICULAR) WEST FROM THE EAST LINE OF SAID BLOCK 3, THENCE NORTH ALONG A STRAIGHT LINE A DISTANCE OF 515.74 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 3 AT A POINT 66.21 FEET WEST FROM THE NORTHEAST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE OF BLOCK 3, SAID DISTANCE OF 66.21 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE EAST AND WEST 16 FOOT ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2 AND 3 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOT 49 IN SAID BLOCK 3, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

ALL THAT PART OF THE EAST AND WEST PUBLIC ALLEY, 16 FEET WIDE, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2 AND 3 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOT 49 IN BLOCK 3, WHICH LIES WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 49 EAST OF A LINE DRAWN FROM A POINT WHICH IS 76.23 FEET (MEASURED PERPENDICULAR) WEST FROM THE EAST LINE OF SAID BLOCK 3 TO A POINT ON THE NORTH LINE OF SAID BLOCK 3 WHICH IS 66.21 FEET WEST FROM THE NORTHEAST CORNER OF SAID BLOCK 3, ALL IN GEORGE WARD'S SUBDIVISION OF BLOCK 12, IN SHEFFIELD'S ADDITION TO CHICAGO, AFORESAID, IN COOK COUNTY, ILLINOIS AS VACATED BY ORDINANCE RECORDED SEPTEMBER 24, 1980 AS DOCUMENT NUMBER 25597339

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 85317473, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006, second installment, and subsequent years; Purchaser's mortgage or trust deed.

**EXHIBIT "A"**