

**WARRANTY DEED**

(Tenancy by the Entirety)



Doc#: 0701702034 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2007 08:31 AM Pg: 1 of 5

**RETURN TO:**

J. Michael Collins  
Attorney at Law  
55 W. Monroe, Suite 600  
Chicago, IL 60603

**NAME/ADDRESS OF TAXPAYER:**

David R. Baker and Karen S. Baker  
25 E. Superior Street, Unit 3801  
Chicago, IL 60611

THE GRANTOR(S), **GREGORY J. LANDIS and DENISE E. LANDIS, husband and wife**, of the City/Village of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid and other good and valuable consideration, CONVEY(S) and WARRANT(S) to:

**DAVID R. BAKER and KAREN S. BAKER, husband and wife,**  
**not as tenants in common or as joint tenants, but as Tenants by the Entirety**  
**15460 Bay Hill Drive, Northville, MI 48168**

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**(SEE REVERSE SIDE FOR LEGAL DESCRIPTION)**

Permanent Index No.: **17-10-103-027-1377**

Property Address: **25 E. Superior Street, Unit 3801, Chicago, IL 60611**

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 not in tenancy in common or in joint tenancy, but in tenancy by the entirety forever.

Subject to general real estate taxes for 2006 and subsequent years and all easements, covenants, conditions and restrictions of record.

Dated this 3 day of January, 2007.

\_\_\_\_\_  
**GREGORY J. LANDIS**

\_\_\_\_\_  
**DENISE E. LANDIS**

The Guaranty Fund, Inc  
15 Wacker Dr., STE 2400  
Chicago, IL 60606-4650

Attorney:  
15 Wacker  
Chicago, IL  
Attn: Secretary

**UNOFFICIAL COPY**

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

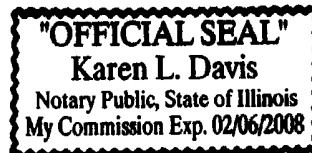
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Gregory J. Landis and Denise E. Landis, husband and wife**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 3rd day of January, 2007.

*Karen L. Davis*  
 Notary Public

This Instrument Prepared By:


Stephen W. Taylor, Atty.  
 DeBruyn, Taylor and DeBruyn Ltd.  
 15252 S. Harlem Avenue  
 Orland Park, IL 60462


**LEGAL DESCRIPTION**


AS PER LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: 17-10-103-027-1377

Property Address: 25 E. Superior Street, Unit 3801, Chicago, IL 60611

STATE TAX	STATE OF ILLINOIS	# 000016166	REAL ESTATE TRANSFER TAX
	 JAN. 12.07		00900.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326652

STATE TAX	STATE OF ILLINOIS	# 000016166	REAL ESTATE TRANSFER TAX
	 JAN. 12.07		00450.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326652

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000031193	REAL ESTATE TRANSFER TAX
	 JAN. 12.07		00675.00
	REVENUE STAMP		FP326665

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCELA: Unit 3801 in the Fordham Condominium as delineated and defined on the Plat of Survey of part of the following described parcel of real estate:

PARCEL 1: That part of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at the Northeast corner of said Block being the Southwest corner of Superior and Cass Streets; running thence South along the East line of said Block being the West line of Cass Street 106 feet to an alley; thence West 51 feet; thence North 106 feet to the North line of said Block 48, being the South line of Superior Street; thence East along the North line of said Block, 51 feet to the place of beginning, in Cook County, Illinois.

PARCEL 2: Lots 1, 2 and 3 in Right Reverend A.O. Regan's (Bishop of Chicago) Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3: Lot 4 in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 4: Lot 6 in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago, a subdivision in the North fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.


PARCEL 5: The West 25 feet of the East 101 feet of the North 106 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 6: The West 50 feet of the East 151 feet of that part lying North of the South 112 feet of Block 48 in Kinzie's Addition to Chicago, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 7: The East 25 feet of the West 150 feet of that part North of the South 112 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.


PARCEL 8: Lot 5 in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

# UNOFFICIAL COPY

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026032

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026031

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026034

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026033

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026036

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026035

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026042

REAL ESTATE TRANSFER TAX
00225.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026041

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026039

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000026040

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000026037

REAL ESTATE TRANSFER TAX
00900.00
FP326650

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JAN. 12. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000026038

REAL ESTATE TRANSFER TAX
00900.00
FP326650

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**PARCEL 9:** Lot 7 in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago of part of the fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 10:** The West 25 feet of the East 76 feet of the North 106 feet of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 11:** All that part of the public alley lying North of and adjoining Lots 1 through 7, inclusive, (except the West 20 feet thereof) in Rt. Rev. Anthony O. Regan's (Bishop of Chicago) Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago, a subdivision in the North fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Except from all the above, taken as a tract; the West 20 feet of Lot 7, as measured at right angles to the West line thereof, in Rt. Reverend Anthony O. Regan's (Bishop of Chicago) Subdivision of the South 112 feet of Block 48 in Kinzie's Addition to Chicago, a subdivision in the North fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "F" to the Declaration of Condominium recorded December 3, 2002, Document Number 0021328830, as amended from time to time, together with its undivided percentage interest in the common elements.

**PARCEL B:** Easement for the benefit of Parcel A as created by Declaration of Easements, Restrictions and Covenants made as of the 3rd day of December 2002 by Fordham 25 E. Superior L.L.C. Document Number 0021328829 for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the commercial property and the garage property as more fully described therein and according to the terms set forth therein.

**PARCEL C:** The exclusive right to the use of Parking Space Limited Common Element Numbers P-736, P-756, a limited common element, as delineated on the survey attached to the Declaration aforesaid.

**PARCEL D:** The exclusive right to the use of Storage Space Limited Common Element Numbers S-563, S-564, a limited common element, as delineated on the survey attached to the Declaration aforesaid.

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