



Doc#: 0704642075 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/15/2007 09:31 AM Pg: 1 of 4

**WARRANTY DEED
ILLINOIS STATUTORY**

DEED IN TRUST

(for Recorder's Office use only)

THE GRANTOR, HEATHER M. HART n/k/a HEATHER M. LAM, married to Robert J. Lam, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JAMES F. FLYNN, AS TRUSTEE OF THE JAMES F. FLYNN REVOCABLE TRUST DATED DECEMBER 13, 2006, of 10 S. LaSalle Street, Unit #2930, Chicago, Illinois 60603, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* SEE ATTACHED LEGAL DESCRIPTION *

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2006 and subsequent years, and 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): 17-09-126-018-1290 (Unit ~~2085~~ ⁰⁴¹⁶ 803)

Address of Real Estate: 600 N. Kingsbury, Unit #803, Chicago, Illinois 60610

Dated this 30th day of January, 2007.

Heather M. Hart
HEATHER M. HART
n/k/a HEATHER M. LAM

Robert J. Lam
ROBERT J. LAM, for the sole purpose of
waiving his homestead rights

Box 334

4/g

NW 6166151 Mindell CTC 1012 no abs

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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 of Illinois, CERTIFY THAT HEATHER M. HART n/k/a HEATHER M. LAM and ROBERT J. LAM, 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 of the right of homestead, if any.

Given under my hand and official seal, this 30th day of January, 2007.

May Mendell (Notary Public)

Prepared by: Law Offices of Angelo Angelakos, Ltd.
3054 Fairhaven Lane
Suite 100
Lake in the Hills, IL 60156

Mail to: James F. Flynn
The Flynn Group
10 S. LaSalle Street
Suite # 2930
Chicago, IL 60603

Name & Address of Taxpayer: James F. Flynn, Trustee
600 N. Kingsbury
Unit #803
Chicago, IL 60610

CITY OF CHICAGO
CITY TAX
FEB. 9.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000014550

REAL ESTATE TRANSFER TAX
02700.00
FP 102805

STATE OF ILLINOIS
STATE TAX
FEB. 9.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000100547

REAL ESTATE TRANSFER TAX
00360.00
FP 102808

COOK COUNTY
COUNTY TAX
FEB. 9.07
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

000000783

REAL ESTATE TRANSFER TAX
00180.00
FP 102802

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Legal Description for 600 N. Kingsbury, Unit #803, Chicago, IL 60156

PARCEL A:

As by [Signature], atty. in fact
 UNIT 803 ~~AND PARKING SPACE UNIT P-604~~ IN PARK PLACE CHICAGO CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE, 142.0 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES 13.0 FEET; THENCE WEST AT RIGHT ANGLES TO A POINT; THENCE NORTH AT RIGHT ANGLES TO A POINT ON THE EAST DOCK LINE OF THE NORTH BRANCH OF CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) WHICH IS 163.0 FEET WEST FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF KINGSBURY STREET; THENCE SOUTHWESTERLY TO A POINT IN THE DOCK LINE OF THE EAST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER WHICH IS 70.8 FEET SOUTHEASTERLY FROM INTERSECTION OF DOCK LINE, SAID RIVER WITH

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THE SAID LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET; THENCE NORTHWESTERLY ALONG SAID DOCK LINE OF SAID EAST BANK OF SAID RIVER, 9.80 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HUGH MCBIRNEY AND ISABELE M. MCBIRNEY, HIS WIFE, TO PERCIVAL W CLEMENT, DATED NOVEMBER 22, 1899, RECORDED IN VOLUME 6925 PAGE 164 OF LAND RECORDS IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921139, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL A AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921138.

Property of Cook County Clerk's Office