

# UNOFFICIAL COPY



Doc#: 0725050107 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/07/2007 12:13 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

THE GRANTOR(S) CHARLENE WILLIAMSON, an unmarried woman, 78537 Cimmaron Canyon, of the City of Palm Desert, County of RIVERSIDE, State of CA 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 ANDREW WATKINS, of 27 Bay State Rd., Unit 6, Boston, MA 02215 of the County of SUFFOLK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

PARCEL 1: UNIT NUMBER A2 IN THE 2159 N. LINCOLN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: A PARCEL OF LAND BEING A PART OF THE FOLLOWING DESCRIBED TRACT: LOTS 1 THROUGH 15, 40 THROUGH 45 AND THAT PART OF LOTS 16 THROUGH 21 LYING NORTH OF THE SOUTH LINE OF SAID LOT 40 EXTENDED EAST, ALL IN W.E. DOGGETT'S SUBDIVISION OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 40 THROUGH 45, BOUNDED ON THE WEST BY THE EAST LINE OF NORTH LAIPABEE STREET AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 40 EXTENDED EAST, ALL IN W.E. DOGGETT'S SUBDIVISION OF BLOCK 23, AFORESAID, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID TRACT; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 76.33; THENCE SOUTHEASTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 16.50 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 7.50 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 43.87 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SAID SOUTH LINE 28.20 FEET TO THE PLACE OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0426744050; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS, AND AS SHOWN ON PLAT ATTACHED THERETO, DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT NUMBER 21625497 AND FILED AS DOCUMENT NUMBER LR2581839 AND CREATED BY DEED FROM WALPOLE POINT ASSOCIATES LLC ET AL TO OZ PARK TOWNHOMES AND CONDOMINIUMS LLC RECORDED APRIL 13, 2004 AS DOCUMENT NUMBERS 0410441252 THROUGH 0410441259, BOTH INCLUSIVE.

PARCEL 3: THE EXCLUSIVE RIGHT TO USE PARKING SPACE 115, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0426744050.

SUBJECT TO: General real estate taxes for the year 2006 2<sup>nd</sup> and subsequent years; covenants, conditions and restrictions of record; public and utility easements; provided that none of the foregoing interfere with or impair the use of the real estate as a single family condominium unit and that the title conveyed to grantee shall be merchantable.

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): 14-33-122-064-1002

Address(es) of Real Estate: 2159 N. Lincoln Ave., Unit A2, Chicago, IL 60614

Dated this 24<sup>th</sup> day of August, 2007

Charlene Williamson  
CHARLENE WILLIAMSON

Fort Dearborn Land Title

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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 CHARLENE WILLIAMSON, an unmarried woman, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 21th day of August, 20 07.



Richard C. Spain (Notary Public)

**Prepared by:**

Richard C. Spain, Esq.  
33 North Dearborn Street, Suite 2220  
Chicago, IL 60602

**Mail To:**

Samuel Tamkin, Esq.  
165 N. Canal St. #1425  
Chicago, IL 60606

**Name and Address of Taxpayer:**

ANDREW WATKINS  
2159 N. Lincoln Ave., Unit A2  
Chicago, IL 60614


City of Chicago  
Dept. of Revenue  
527030  
08/24/2007 13:04 Batch 05315 57



Real Estate  
Transfer Stamp  
\$3,225.00

STATE TAX

STATE OF ILLINOIS



SEP.-7.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


00430.00

# 000001131

FP 103051

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



SEP.-7.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX

00215.00

# 000001151

FP 103048

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File No.: 700456

## EXHIBIT A

**Parcel 1:**

Unit Number A2 in the 2159 N. Lincoln Condominium, as delineated on a survey of the following described tract of land:

A Parcel of land being a part of the following described tract: Lots 1 through 15, 40 through 45 and that part of Lots 16 through 21 lying North of the South line of said Lot 40 extended East, all in W.E. Doggett's Subdivision of Block 23 in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, also all of the vacated alley lying Northeasterly of and adjoining Lots 40 through 45, bounded on the West by the East line of North Larrabee Street and on the South by the South line of said Lot 40 extended East, all in W. E. Doggett's Subdivision of Block 23, aforesaid, said parcel being described as follows:

Beginning at the Southeasterly corner of said tract; Thence Northwesterly along the Northeasterly line of said tract, 76.33; Thence Southwesterly perpendicular to the Northeasterly line of said tract, 16.50 feet; Thence Southeasterly parallel to the Northeasterly line of said tract, 7.50 feet; Thence Southwesterly perpendicular to the Northeasterly line of said tract, 3.42 feet; Thence Southeasterly parallel to the Northeasterly line of said tract, 48.87 feet to the South line of said tract; Thence East along the said South line, 28.20 feet to the place of beginning.

Which survey is attached as exhibit "B" to the Declaration of Condominium recorded as document number 0426744050; together with its undivided percentage interest in the common elements in Cook County, Illinois.

**Parcel 2:**

Easements for the benefit of the above described parcel as set forth in the Declaration of Covenants and Easements, and as shown on plat attached thereto, dated August 10, 1971 and recorded September 17, 1971 as document number 21625497 and filed as document number LR2581839 and created by deed from Walpole Point Associates LLC et al to OZ Park Townhomes and Condominiums LLC recorded April 13, 2004 as Document numbers 0410441252 through 0410441259, both inclusive.

**Parcel 3:**

The exclusive right to use parking space 115, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 0426744050.

**Parcel 4:**

The exclusive right to the use of the patio, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 0426744050.