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1999-11 Cook County Recorder

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1999-11-03 08:39:03

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THIS INSTRUMENT PREPARED BY

Daniel G. Musca Shumaker, Loop & Kengrick, LLP 101 E. Kennedy Blvd , Suite 2800 Tampa, Florida 33602 C.1



Above Space for Recorder's Use Only

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and executed this Sh day of October, 1999, by DANIEL G. MUSCA and RONDA N. MUSCA, husband and wife (together, the "Grantors"), to THOMAS BROUGH and LOUIS BROUGH, both unmarried persons (logicher, the "Grantees"), as joint tenants, whose post office address is 233 East Erie Street, Unit 2108, Chicago, Illinois 60611.

Grantors, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and adequacy of which is hereby acknow edged, by these presents do hereby grant, sell, convey, confirm and warrant unto the Grantees, all that certain real property located in Cook County, Illinois, and more particularly described in Exhibit "A" attached hereto and incorporated herein, together with all the transments, hereditaments and appurtenances thereto belonging or in any way appertaining (all of the foregoing together with the Exhibit, "" real property is hereinufter collectively referred to as the "Property"), to have and to hold the same in fee simple forever. Grantors to hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This con (eyance is subject to the covenants, conditions and restrictions of record. Grantors hereby covenant with said Grantees that they are law ally seized of the Property in fee simple; that Granters have good right and lawful authority to sell and convey the Property; that Gray ors hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that "... Property is free of all encumbrances, excepting those of record and to general taxes for 1999 and subsequent years.

Permanent Real Estate Index Number: 17-10-203-027-1129, Volume of a

Address of Real Estate: 233 East Eric Street, Unit 2109, Chicago, Illinois 60671

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed, as of the ray and year first above written.

Daniel G. Musca

STATE OF FLORIDA) COUNTY OF HILLSBOROUGH)

I the undersigned, a Notary Public in and for said County and State, hereby certify that on this day, before me, personally appeared Daniel G. Musea and Ronda N. Musea, husband and wife, personally known by me, and acknowledged that any signed and delivered the foregoing Warranty Deed as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead. and Meson led PIAAL for Dan Muse. M200 16765 2885

Given under my hand and official seal, this 50 day of October, 1299

Print Name:

My Commission Expires:

[notary scal]

Send subsequent tax bills to: Thomas Brough, 233 East Eric Street, Unit 2108, Chicago, Illinois 60611

"OFFICIAL SEAL" Rosemarie Perez

Notary Public, State of Illinois My Commission Exp. 11/05/2001

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PEAL ESTATE

TRANSI'ER TAX

0011150

FP326669

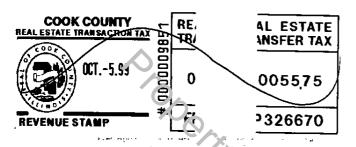
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STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

STATE TAX

City of Chicago
Dept. of Revenue
213036

Real Estate
Transfer Stamp
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EXHIBIT "A" 09033898

PARCEL 1:

UNIT NUMBER 2109 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 AND 24, BOTH INCLUSIVE, AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVITING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING PELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND. ALL OF THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, SAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERES (II) THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIND. B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892, AS DOCUMENT NUMBER 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST HALF OF THE PARTY WALL. IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PAFCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS (AND EASEMENTS DATED OCTOBER 1, 1981, AND RECORDED OCTOBER 2, 1981, AS DOCUMENT NUMBER 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 26017895.

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