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1999-11-29 14:51:15  
Cook County Recorder 29.50

WARRANTY DEED  
ILLINOIS STATUTORY



THE GRANTOR(S) Patrick C. Charpentier, not married 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, CONVEY(S) and WARRANT(S) to Mary Ann Griffin (GRANTEE'S ADDRESS) 334 W. Menomonee Apartment C-2, Chicago, Illinois 60614

*Saw*

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO:**

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): 14-20-423-048-1008

Address(es) of Real Estate: 3201 N. Seminary Apartment 208, Chicago, Illinois 60657

Dated this 11<sup>th</sup> day of September 1999

**P.N.T.N.**

*Patrick C Charpentier*

Patrick C. Charpentier

Office

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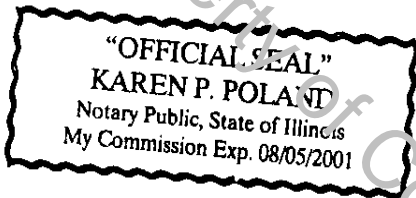
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patrick C. Charpentier, not married

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 he signed, sealed and delivered the said instrument as his 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 14<sup>th</sup> day of September 1999



Karen P. Poland (Notary Public)

Prepared By: PARDYS AND VARGAS  
1300 W. Belmont #213  
Chicago, Illinois 60657-

Mail To:  
Mary Ann Griffin  
3201 N. Seminary #208  
Chicago, Illinois 60657



Name & Address of Taxpayer:  
Mary Ann Griffin  
3201 N. Seminary Apartment 208  
Chicago, Illinois 60657

040345

REAL ESTATE REVENUE STAMP NOV 22 99 P.S. 19848

COOK COUNTY TRANSACTION TAX \$92.00

040345

DEPT. OF REVENUE NOV-1-99 P.B. 1196

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX \$693.75

DEPT. OF REVENUE NOV-1-99 P.B. 1196

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX \$693.75

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX \$185.00

NOV 22 99 P.B. 10616

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## EXHIBIT A

UNIT NO. 208 IN THE LAKEVIEW LOFTS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL A:

THE WEST 25.81 FEET OF THE SOUTH 100.09 FEET LYING ABOVE A HORIZONTAL PLANE OF 36.82 FEET ABOVE CITY DATUM. ALSO, THE NORTH 10.0 FEET OF THE SOUTH 57.5 FEET OF THE WEST 25.81 FEET OF THE SOUTH 100.09 FEET LYING ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM; ALSO, THE SOUTH 100.09 FEET (EXCEPT THE WEST 25.81 FEET THEREOF) LYING ABOVE A HORIZONTAL PLANE OF 35.01 FEET ABOVE CITY DATUM, ALSO THE WEST 9.0 FEET OF THE EAST 43.50 FEET OF THE NORTH 17.67 FEET OF THE SOUTH 100.09 FEET LYING ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM, ALSO THE NORTH 25.0 FEET OF THE SOUTH 125.14 FEET OF THE EAST 46.52 FEET LYING ABOVE A HORIZONTAL PLANE OF 30.49 FEET ABOVE CITY DATUM ALSO THE WEST 10.0 FEET OF THE NORTH 25.0 FEET OF THE EAST 46.52 FEET OF THE SOUTH 125.14 FEET AND LYING NORTH OF THE SOUTH 100.09 FEET (EXCEPT THE EAST 46.52 FEET THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT OF LAND TO WIT:

LOTS 19 AND 20 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTH WEST  $\frac{1}{4}$  OF THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS ALSO LOTS 1, 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 21, 22, 23 AND 24 IN BLOCK 6 OF BAXTER'S SUBDIVISION OF THE SOUTH WEST  $\frac{1}{4}$  OF THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1991 AND KNOWN AS TRUST NUMBER 114935-09, DATED JANUARY 14, 1992 AND RECORDED JANUARY 16, 1992 AS DOCUMENT 92032820, AS AMENDED BY DOCUMENT 92331027 FOR THE FOLLOWING PURPOSES: IN AND TO ALL STRUCTURAL MEMBERS, COLUMNS AND BEASMS, FOOTING, CAISSONS AND FOUNDATIONS, COMMON WALLS, CEILINGS AND FLOORS, AND ANY OTHER SUPPORTING COMPONENTS LOCATED IN OR CONSTITUTING A PART OF THE

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BURDENED PROPERTY; USE OF ALL FACILITIES LOCATED IN THE BURDENED PROPERTY; MAINTAINING ENCROACHMENTS; FOR INGRESS AND EGRESS TO PERMIT CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTORATION OF RECONSTRUCTION OF THIS PROPERTY; AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN AN EMERGENCY SITUATION, AS DEFINED THEREIN; TO AND FROM, OVER, ON, ACROSS AND THROUGH THE FOLLOWING DESCRIBED LAND: THE WEST 25.81 FEET OF THE SOUTH 100.09 FEET LYING BELOW A HORIZONTAL PLANE OF 36.82 FEET ABOVE CITY DATUM (EXCEPT THE NORTH 10.0 FEET OF THE SOUTH 57.50 FEET LYING ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM) ALSO THE SOUTH 100.09 FEET (EXCEPT THE WEST 25.81 FEET THEREOF) LYING BELOW A HORIZONTAL PLANE OF 35.01 FEET ABOVE CITY DATUM (EXCEPT THEREFROM THE WEST 9.0 FEET OF THE EAST 43.50 FEET OF THE NORTH 17.67 FEET OF THE SOUTH 100.09 FEET LYING ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM) ALSO THE NORTH 25.0 FEET OF THE SOUTH 125.14 FEET OF THE EAST 46.52 FEET (EXCEPTING THEREFROM THE WEST 10.0 FEET THEREOF) LYING BELOW A HORIZONTAL PLANE OF 30.49 FEET ABOVE CITY DATUM AND ABOVE A HORIZONTAL PLANE OF 21.09 FEET ABOVE CITY DATUM OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT OF LAND TO WIT:

LOTS 19 AND 20 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTH WEST  $\frac{1}{4}$  OF THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS ALSO LOTS 1, 2, 3, 4 AND 5 IN THE SUBDIVISION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92638754 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION RECORDED JANUARY 16, 1992 AS DOCUMENT NUMBER 92032820 AND DEED RECORDED NOVEMBER 12, 1992 AS DOCUMENT NO. 92845662.

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PARCEL 3:  
THE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT  
AS DELINEATED ON THE SURVEY ATTACHED TO THE  
DECLARATION AFORESAID RECORDED AS DOCUMENT 92638754.

Property of Cook County Clerk's Office