

UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual



Doc#: 1000512166 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2010 01:32 PM Pg: 1 of 4

THE GRANTOR, HECTOR G. CARDENAS, a never married man, of the City of CHICAGO, County of COOK, State of ILLINOIS for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANTS to RYAN J YOKLEY, of 811 W ALDINE UNIT 6N CHICAGO, IL 60657, of the County of COOK, 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: Covenants, conditions and restrictions of record, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property. General taxes for the year 2003 (2nd installment) and subsequent years.

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): 17-09-306-011-1041

Address of Real Estate: 345 N. CANAL STREET UNIT 802 CHICAGO, IL 60606

Dated this 2nd day of November, 20 09


HECTOR G. CARDENAS

1082
FIRST AMERICAN
File # 1998124

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STATE TAX

STATE OF ILLINOIS

DEC. 22. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

660E000000 *

REAL ESTATE TRANSFER TAX
00296.50
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

DEC. 22. 09

REVENUE STAMP

660E000000 *

REAL ESTATE TRANSFER TAX
00148.25
FP 103028

CITY TAX

CITY OF CHICAGO

DEC. 22. 09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000007935 *

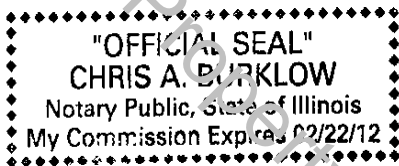
REAL ESTATE TRANSFER TAX
03113.25
FP 102812

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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 HECTOR G. CARDENAS, a never married man, personally known to me to be the same person(s) whose name(s) 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 and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of Nov, 20 09.



[Signature] (Notary Public)

Prepared by:

MARK R. CAHAN
2924 N LINCOLN AVE STE 200
CHICAGO, IL 60657

Mail to: RYAN YOKLEY
345 N. CANAL ST UNIT 802
CHICAGO, IL 60606

Name and Address of Taxpayer:
RYAN YOKLEY
345 N CANAL ST UNIT 802
CHICAGO, IL 60606

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT NUMBER 802 IN FULTON HOUSE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 5, 1981 AS DOCUMENT 25895835 AND AMENDMENTS THERETO, BEING PARTS OF WHARFING LOTS IN BLOCK J AND K OF THE ORIGINAL TOWN OF CHICAGO AND CERTAIN VACATED STREETS ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DECLARED IN DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 1, 1981 AND RECORDED JUNE 5, 1981 AS DOCUMENT 25895261 AND AS CREATED BY DEEDS FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 100819 TO VARIOUS UNIT OWNERS OVER AND ACROSS ALL THAT PART OF THE PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 12.55 FEET ABOVE CHICAGO CITY DATUM AND CONTAINED WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND A TRACT OF LAND, COMPRISING A PART OF ORIGINAL WATER LOT OR WHARFING LOT 1, IN BLOCK K, IN THE ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH HALF (EXCEPT THE NORTH 3.00 FEET OF SAID SOUTH 1/2) OF VACATED WEST CARROLL STREET LYING NORTH OF AND ADJACENT TO SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWARD PROLONGATION OF THE WEST LINE OF SAID BLOCK K WHICH IS 394.65 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EAST LINE OF NORTH CANAL STREET, AND IN THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH HALF OF VACATED WEST CARROLL STREET; THENCE SOUTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 3.00 FEET OF VACATED CARROLL STREET AFORESAID, A DISTANCE OF 20.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 70.02 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.16 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 55.67 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 17.53 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 3.68 FEET TO THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH HALF OF VACATED CARROLL STREET AFORESAID; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF 44.21 FEET TO THE POINT OF BEGINNING.