

UNOFFICIAL COPY



WARRANTY DEED

THE GRANTOR,
John K. Montgomery,
a single man

Doc#: 1013026036 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/10/2010 09:09 AM Pg: 1 of 3

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
Michael J. Murphy and
Susan C. Murphy,
Husband and wife
340 Scranton Ave.
Lake Bluff, IL 60044

as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois,
to wit:

SEE ATTACHED LEGAL DESCRIPTION

~~UNIT 5229 3A IN THE KENTON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 15 AND LOT 16 (EXCEPT THE WEST 6 FEET OF THE EAST 24.50 FEET OF THE NORTH 1.50 FEET THEREOF) AND THE WEST 6 FEET OF THE EAST 30.50 FEET OF THE SOUTH 1.50 FEET OF LOT 17, IN BLOCK 7 IN J. L. COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, 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 91658630, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.~~

STREET ADDRESS: 400 W. Ontario, Unit 1605, Chicago, IL 60654

PERMANENT TAX INDEX NUMBER: 17-09-127-036-1106/1131

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

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 as Joint Tenants forever.

DATED this *8th* day of April, 2010.

John K. Montgomery
John K. Montgomery

BOX 334 CTI

191
Slyp
km
SA 3503 547

km

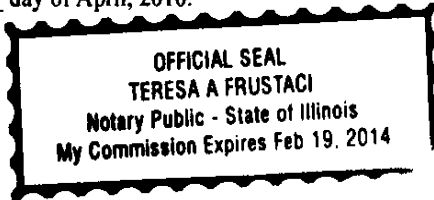
UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **John K. Montgomery**, known to me to be the same person whose names 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.

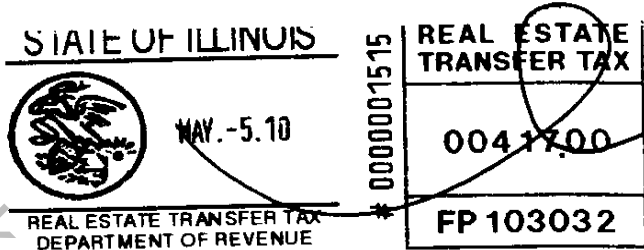
Given under my hand and official seal, this 8 day of April, 2010.

Teresa A. Frustaci
Notary Public
The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.



Commission expires:

This instrument prepared by:
Leo G. Aubel
Deutsch, Levy & Engel
225 W. Washington St.
Suite 1700
Chicago, IL 60606

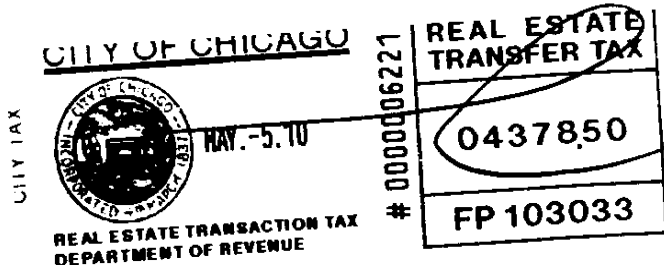
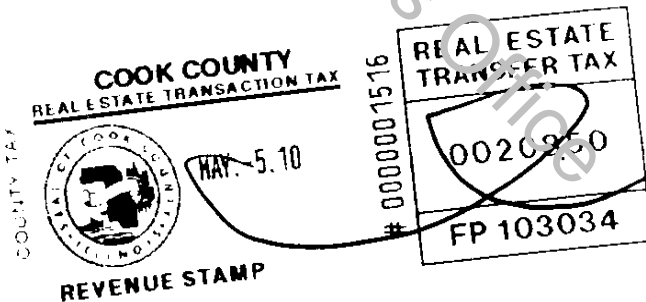


Send subsequent tax bills to:

Michael Murphy
340th Scranton Ave.
Lake Bluff, IL 60044

Mail to:
Elizabeth Miller
825 S. Waukegan Road, A8 #219
Lake Forest, IL 60045

OR RECORDER'S OFFICE BOX 117



UNOFFICIAL COPY

STREET ADDRESS: 400 WEST ONTARIO STREET

UNIT 1605

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-09-127-036-1106 + 17-09-127-036-1131

LEGAL DESCRIPTION:

UNIT 1605 AND PARKING SPACE P-205 IN THE 400 WEST ONTARIO CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: LOTS 8 TO 14, BOTH INCLUSIVE, IN YOUNG'S SUBDIVISION OF PART OF 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; AND

PARCEL 2: THE EAST 235 FEET OF THAT PART OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOTS 1 TO 10 IN YOUNG'S SUBDIVISION OF PART OF 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; AND

PARCEL 3: THE EAST 235 FEET OF THE SOUTH 9 FEET OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF CHICAGO RIVER) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

PARCEL 4: THE SOUTH 1/2 OF THE 18 FOOT ALLEY LYING NORTH OF AND ADJOINING LOT 9 AND LYING BETWEEN THE EAST AND WEST LINES OF SAID LOT 9 EXTENDED NORTH IN BLOCK 11 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

PARCEL 5: THE WEST 135 FEET OF THE EAST 370 FEET OF THE SOUTH 9 FEET OF LOTS 1, 2 AND 3 IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF CHICAGO RIVER) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

PARCEL 6: THE WEST 135 FEET OF THE EAST 370 FEET OF THAT PART OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING LOTS 1 TO 15 IN YOUNG'S SUBDIVISION OF PART OF 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, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09202758; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.