

Doc#: 1702708094 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/27/2017 11:01 AM Pg: 1 of 3

Dec ID 20170101602937
ST/CO Stamp 1-884-796-096 ST Tax \$605.00 CO Tax \$302.50
City Stamp 1-123-675-328 City Tax: \$6,352.50

Chicago Title (L) 16wss0480891p CSC 1 of 2

THE GRANTORS,
Ernest Purcell and Anne Purcell
Husband and Wife,
of Chicago, Cook County,
State of Illinois, for and in
consideration of the sum of Ten and
no/100 Dollars (\$10.00) receipt is
hereby acknowledged, conveys and
warrants to:
**Ryan Ford, as to an undivided
66.67% interest, and
Carla Vassilos, as to an undivided
33.33% interest,**

not as Joint Tenants with rights of survivorship, but as Tenants in Common, the following described
Real Estate in the County of Cook, State of Illinois, to wit:

See Legal Description Attached Hereto.

Property Address: 923 North Howe Street, Chicago, Illinois 60610 - *UNITS 923-H & GU-2-12*
P.I.N.: 17-04-322-022-1182 and 17-04-322-022-1212

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 not in Joint Tenancy with rights of
survivorship, but as Tenants in Common.

SUBJECT TO: General taxes not yet due and payable, covenants, conditions and restrictions of
record; building lines and easements, if any, so long as they do not interfere with the current use and
enjoyment of the property.

Dated this 19 day of January, 2017

Ernest Purcell (SEAL)
Ernest Purcell

Anne Purcell (SEAL)
Anne Purcell

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for the said County, in the state aforesaid, DO HEREBY
CERTIFY that Ernest Purcell and Anne Purcell personally known to me to be the same persons whose
names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged
they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and
purposes therein set forth. Given under my hand and official seal, this 19 day of January, 2017.

Michelle Curtin
Notary Public



(Over)

UNOFFICIAL COPY

This instrument was prepared by Alan S. Levin, 205 W. Randolph, #1030, Chicago, Illinois 60606

MAIL TO:

Ryan Law Group
1121 West Wrightwood
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Ryan Ford and Carla Vassilos
923 North Howe Street
Chicago, IL 60610

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Legal Description

PARCEL A: UNIT 923-H AND GARAGE UNIT GU-2-12, IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTHWESTERLY 208.50 FEET (EXCEPT THE SOUTHWESTERLY 111.68 FEET THEREOF) AND THE SOUTHWESTERLY 111.68 FEET (MEASURED ALONG THE NORTHWESTERLY LINE) OF THE FOLLOWING DESCRIBED PARCELS, TAKEN AS A TRACT: PARCEL 1: LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 (EXCEPTING FROM SAID LOT 9, THE EASTERLY 10.00 FEET DEDICATED FOR ALLEY); THE NORTH 1/2 OF LOT 15, ALSO LOTS 16, 17, 18, 19, 20 AND 21 (EXCEPTING FROM SAID LOT 21, THE SOUTHERLY 20.00 FEET OF THE NORTHERLY 45.00 FEET DEDUCTED FOR ALLEY); LOTS 22, 23 AND 24, ALSO ALL OF VACATED ALLEY, LYING EASTERLY OF LOTS 5 TO 8, (VACATED PURSUANT TO DOCUMENT RECORDED APRIL 27, 1927 ON BOOK 13299 PAGE 362 THROUGH 364), ALL IN BLOCK 94 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: ALL OF THE NORTHEASTERLY/SOUTHWESTERLY 20-FOOT PUBLIC ALLEY DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS MAY 3, 1917 AS DOCUMENT 6103152, BEING THE SOUTHEASTERLY 20.00 FEET OF THE NORTHWESTERLY 45.00 FEET OF LOT 21 IN BLOCK 94 OF ELSTON'S ADDITION TO CHICAGO IN SECTION 4 AND SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO ALL OF THE NORTHWESTERLY/SOUTHEASTERLY 20-FOOT VACATED ALLEY, (VACATED PURSUANT TO DOCUMENT NUMBER 18467184 RECORDED MAY 7, 1962), LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 1 TO 4, BOTH INCLUSIVE; LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOTS 21 TO 24, BOTH INCLUSIVE, AND LYING NORTHWESTERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTHEASTERLY CORNER OF SAID LOT 21, ALL IN BLOCK 94 OF ELSTON'S ADDITION TO CHICAGO, AFORESAID, IN COOK COUNTY, ILLINOIS. PARCEL 3: THE SOUTH HALF OF LOT 15 IN BLOCK 94 IN ELSTON'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2-12 A LIMITED COMMON ELEMENT AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0416839081.