

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

NO. 808  
April, 1980

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

27431751

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

1985 FEB -5 PM 2:36

27 431 751

THE GRANTOR CLAY H. PHILLIPS and KAREN K. PHILLIPS, his wife

of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ROBERT KALLEN of 6056 North Kirkwood, Chicago, Illinois

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE) in the following described Real Estate situated in the County of Cook State of Illinois, to wit:

11 00

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
FEB 1985

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STATE OF ILLINOIS  
FEB 1985

TAMPS HERE

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements; party wall rights and agreements; general taxes for the year 1984 and subsequent years; and acts done or suffered by Grantee or anyone claiming by, through or under Grantee hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 28th day of January 1985

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) Clay H. Phillips (SEAL) CLAY H. PHILLIPS  
(SEAL) Karen K. Phillips (SEAL) KAREN K. PHILLIPS

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CLAY H. PHILLIPS and KAREN K. PHILLIPS, his wife,

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 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 31st day of January 1985  
Commission expires January 16 1986 Shirley A. Barstow NOTARY PUBLIC  
James M. Phipps, Ross & Hardies, 150 North Michigan, (NAME AND ADDRESS)  
This instrument was prepared by Chicago, Illinois 60601

MAIL TO: Robert S. Kallen (Name)  
2101 N. Larabee (Address)  
Chicago, IL 60614 (City, State and Zip)

ADDRESS OF PROPERTY:  
2101 North Larabee  
Chicago, IL 60614  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Robert S. Kallen (Name)  
2101 North Larabee (Address) 60614  
Chicago, IL

RECORDER'S OFFICE BOX NO. 15

OR

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
FEB 1985

27 431 751

T.T.F. 1908889  
P.T.O. 14-33-121-038

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REC'D  
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## EXHIBIT A

PARCEL I:  
A Parcel of land being part of the following described tract:

Lot 39 and the West 1/2 of Lot 38 in W.E. Doggett's Subdivision of Block 23 in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, said Parcel being described as follows:

Beginning at the Southwest corner of said tract; thence North along the West line of said tract, 29.36 feet; thence East perpendicular to the West line of said tract, 37.51 feet to the East line of said tract; thence South along the East line of said tract, 29.53 feet to the South as corner of said tract; thence West along the South line of said tract, 37.47 feet to the point of beginning, in Cook County, Illinois.

ALSO

PARCEL II:  
Easements for the benefit of Parcel I, as set forth in Declaration of Covenants and Easements and as shown on the Plat attached thereto dated August 10, 1971 and recorded September 17, 1971 as Document Number 21,625,497 and filed as Document Number LR 2,581,838 and created by Deed from Wayne A. Kerstetter and Ann L. Kerstetter, his wife, the First Federal Savings and Loan Association, dated April 2, 1973 and recorded May 11, 1973 as Document Number 22,321,862 and created by Deed from LaSalle National Bank, Trust Number 42854, to Wayne A. Kerstetter and Ann L. Kerstetter, dated August 15, 1972, recorded May 24, 1973 as Document Number 22,236,961 for ingress and egress, all in Cook County, Illinois.

14-33-121-038

2101 North Lurabee  
Chicago, Illinois

27 431 751

**END OF RECORDED DOCUMENT**