

GEORGE E. COLE  
LEGAL FORMS

NO. 500  
April, 1974

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

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



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

APR 17 1974

017293

THE GRANTOR

27048751

James R. Porter, a bachelor

of the City of Chicago County of Cook  
State of Illinois for and in consideration of

Ten and no/100 DOLLARS,  
in hand paid,

CONVEYS and WARRANTS to

Louis A. Virgilio, a bachelor  
6505 North Nashville #208  
Chicago, Illinois 60631

(NAME AND ADDRESS OF GRANTEE)

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP APR 17 1974  
No. 11431

\$21.75

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the  
UNIT NUMBER 208 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING  
DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO AS  
PARCEL):

PARCEL 1:

ALL THAT PART OF LOT 1 LYING SOUTHWESTERLY OF THE CENTER LINE OF  
MILWAUKEE AVENUE (EXCEPT THAT PART THEREOF TAKEN FOR STREET) IN  
BILLY CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE  
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 1 AND THE  
NORTHWESTERLY 15 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 1 IN  
HRUBY AND COMPANY'S SUBDIVISION OF A PART OF THE SOUTH EAST  
FRACTIONAL 1/4 OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 31,

TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
AND ALL THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF SAID  
LOT 1 AND LYING SOUTHWESTERLY OF SAID NORTHWESTERLY 15 FEET OF  
LOT 2 (EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS:  
COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S  
RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY  
LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DEGREES 14 MINUTES 10  
SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE;  
50.0 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE  
DESCRIBED HEREIN; CONTINUING THENCE SOUTH 34 DEGREES 14 MINUTES  
10 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE  
AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50  
SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF  
MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH  
THE WEST LINE OF SAID LOT 1 EXTENDED SOUTH; THENCE NORTH IN THE  
WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER  
OF SAID LOT 1; THENCE NORTH 58 DEGREES 28 MINUTES 18 SECONDS WEST  
IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT  
OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED  
ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND  
PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6, THENCE NORTH  
56 DEGREES 52 MINUTES 50 SECOND EAST IN SAID PARALLEL LINE 142.95  
FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THE  
NORTHWESTERLY 50 FEET OF LOT 6 IN SAID BILLY CALDWELL'S  
RESERVATION IN COOK COUNTY, ILLINOIS

ALSO

27048751

PARCEL 2:

LOTS 6, 7, 8 AND 9 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND  
COMPANY'S SUBDIVISION AFORESAID EXCEPTING THEREFROM THAT PART OF  
LOTS 6 AND 7 LYING SOUTHWESTERLY OF AND ADJOINING A LINE DRAWN  
FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 6  
WITH THE SOUTH LINE OF LOT 6 TO THE NORTH WEST CORNER OF SAID LOT  
7 AND ALSO EXCEPTING THE NORTHEASTERLY 4.0 FEET OF LOTS 6, 7 AND  
THAT PART OF LOT 8 WHICH LIES SOUTHEASTERLY OF THE SOUTHEASTERLY  
LINE EXTENDED SOUTHWESTERLY OF THE NORTHWESTERLY 15 FEET OF LOT 2  
IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION AS  
AFORESAID, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS  
ATTACHED AS EXHIBIT C TO DECLARATION OF CONDOMINIUM MADE BY  
CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT  
DATED MARCH 12, 1974 AND KNOWN AS TRUST NUMBER 63997, AND  
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY,  
ILLINOIS AS DOCUMENT NUMBER 23015403, TOGETHER WITH AN UNDIVIDED  
2.134 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID  
PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS  
THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND THE PLAT  
OF SURVEY) IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

ILLINOIS  
SEWER TAX  
1.75  
ON TAX  
1.75

See attached legal description Rider.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 13th day of April 19 84

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
(SEAL) James R. Porter (SEAL)  
James R. Porter  
(SEAL) \_\_\_\_\_ (SEAL) \_\_\_\_\_

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 James R. Porter, a bachelor

IMPRESS SEAL HERE personally known to me to be the same person whose name 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 13th day of April 19 84

Commission expires 19 Jerome J. Crotty  
NOTARY PUBLIC

This instrument was prepared by Rieck and Crotty, P.C., 55 West Monroe Street Chicago, Illinois (NAME AND ADDRESS)

MAIL TO: {  
RUSSO, DOTY & ASSOCIATES (Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

OR REORDER'S OFFICE BOX NO. 121

ADDRESS OF PROPERTY: 6505 Nashville #208 Chicago, Illinois 60631  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Louis A. Virgilio (Name)  
6505 North Nashville Chicago, Illinois 60631

27048751  
OR REVENUE STAMPS HERE  
CHICAGO  
27048751

UNOFFICIAL COPY

HR1701 873336 27048751 A - REC 11.00

Property of Cook County Clerk's Office

17 APR 84 4:14

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27 048 714

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

END OF RECORDED DOCUMENT