

WARRANTY DEED
Joint Tenancy for Illinois

2 6 2 0 0 7

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, Made this 5 day of May,
1987, between Michael A. James and Mary Rife
James, his wife
of the City of Chicago in the County of Cook
and State of Illinois part ies of the first
part, and Timothy Pfeiffer and James McKerr

87262007

(NAME AND ADDRESS OF GRANTEE(S))
parties of the second part, WITNESSETH, That the part ies of the
first part, for and in consideration of the sum of TEN (\$10)
Dollars and other and good consideration
in hand paid, convey

Above Space For Recorder's Use Only.

and warrant to the parties of the second part, not in tenancy in common, but in joint tenancy, the following described
Real Estate, to-wit:

The South 2.6 Feet of the East 58.4 Feet of Lot 1 and Lot 2, except
the North 12.7 Feet of the West 16.6 Feet Thereof, and the North 10
Feet of Lot 3, Except the West 50 Feet of Said Lots, In Block 5 in
Cushman's Subdivision of the South 1/2 of Block 4 in Sheffield
Addition to Chicago, Section 32, Township 40 North, Range 14, East
of the Third Principal Meridian, in Cook County, Illinois.

87262007

Subject to: (a) covenants, conditions and restrictions of record;
(b) private, public and utility easements and roads
and highways; if any; (c) paraty wall rights and
agreements, if any; (d) existing leases and tenancy
of ground floor unit; (e) general taxes for the year
1986.

EASEMENT ALSO ATTACHED AS RIDER:

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAY 1987
110.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 1987
110.00

situated in the County of Cook, in the State of Illinois, 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 the above granted premises unto the parties of the second part forever, not in tenancy in
common, but in joint tenancy.

Permanent Real Estate Index Number(s): 14-32-225-041 all B-C to Jo
Address(es) of Real Estate: 2056 N. Bissell, Chicago, Illinois

IN WITNESS WHEREOF, the part ies of the first part have hereunto set _____ hand _____ and seal _____ the day
and year first above written.

Michael A. James (SEAL)
Michael A. James

Mary Rife James (SEAL)
Mary Rife James

Please print or type name(s)
below signature(s) _____ (SEAL)
_____ (SEAL)

This instrument was prepared by Leon Teichner, 3 First National Plaza, Suite 2300, Chgo, IL 60602
(NAME AND ADDRESS)

Send subsequent tax bills to Timothy C. Pfeiffer 2056 N. Bissell, Chicago, Illinois
(NAME AND ADDRESS)

Box 158

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, Judith Kay McGee, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael A. James and Mary Rife James, 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 5th day of May, 1987.

(Impress Seal Here)

Judith Kay McGee
Notary Public

Commission Expires 3-19-89

DEPT-01 87262007
140003 TRAM 5129 05/14/87 11:36:00
44255 C * 87-262007
COOK COUNTY RECORDER

87262007

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY 14 1987
RB.11190



1100.00
87262007

1300

Box

Warranty Deed

JOINT TENANCY FOR ILLINOIS

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FOUNDRY

EASEMENT 1:

FOR INGRESS & EGRESS OF PART OF THE PROPERTY AND SPACE AT THE GROUND FLOOR OF A MULTI STORY BUILDING AT 2056-58 N. BISSELL STREET, CHICAGO, ILLINOIS SAID PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 16.04 FEET AND 24.42 FEET RESPECTIVELY ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH OF THAT PART OF LOTS 1 & 2 IN BLOCK 5 IN CUSHMAN'S SUBDIVISION OF THE SOUTH 1/4 OF BLOCK 4 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING ON THE NORTH LINE OF SAID LOT 1 AT A POINT 50.0 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 1 & 2, 22.48 FEET TO THE PLACE OF BEGINNING OF THE EASEMENT TO BE DESCRIBED HEREIN; THENCE EAST 8.61 FEET; THENCE SOUTH 7.54 FEET; THENCE EAST 8.61 FEET; THENCE SOUTH 3.40 FEET; THENCE WEST 4.77 FEET; THENCE SOUTH 4.31 FEET; THENCE WEST 3.32 FEET; THENCE NORTH 4.31 FEET; THENCE WEST 3.95 FEET; THENCE NORTH 4.99 FEET; THENCE WEST 4.49 FEET TO SAID LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 1 & 2; THENCE NORTH ALONG SAID PARALLEL LINE 5.97 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EASEMENT 1 A:

FOR INGRESS, EGRESS & STAIRWAY OF PART OF THE PROPERTY AND SPACE AT THE GROUND FLOOR AND 2ND LEVEL OF A MULTI STORY BUILDING AT 2056-58 N. BISSELL STREET, CHICAGO, ILLINOIS, SAID PROPERTY & SPACE LYING BETWEEN HORIZONTAL & DIAGONAL PLANES AS SHOWN IN EXHIBIT A ATTACHED HERETO, SAID HORIZONTAL & VERTICAL PLANES LYING ABOVE & BELOW CHICAGO CITY DATUM AS SHOWN IN SAID EXHIBIT A AND ARE LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD & DOWNWARD FROM THE SURFACE OF THE EARTH OF THAT PART OF LOTS 1 & 2 IN BLOCK 5 IN CUSHMAN'S SUBDIVISION OF THE SOUTH 1/4 OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING ON THE NORTH LINE OF SAID LOT 1 AT A POINT 50.0 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 1 & 2, 28.45 FEET; THENCE EAST 0.63 FEET TO THE PLACE OF BEGINNING OF THE EASEMENT TO BE DESCRIBED HEREIN; THENCE CONTINUING EAST 3.58 FEET; THENCE SOUTH 5.80 FEET; THENCE EAST 12.79 FEET; THENCE SOUTH 3.47 FEET; THENCE WEST 16.37 FEET; THENCE NORTH 9.27 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

EASEMENT 2:

FOR FURNACE ROOM OF PART OF THE PROPERTY AND SPACE AT THE GROUND FLOOR OF A MULTI STORY BUILDING AT 2056-58 N. BISSELL STREET, CHICAGO, ILLINOIS SAID PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 16.04 FEET AND 24.42 FEET RESPECTIVELY ABOVE CHICAGO CITY DATUM & LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH OF THAT PART OF LOTS 1 & 2 IN BLOCK 5 IN CUSHMAN'S SUBDIVISION OF THE SOUTH 1/4 OF BLOCK 4 IN SHEFFIELDS ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING ON THE NORTH LINE OF SAID LOT 1 AT A POINT 50.0 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 1 & 2, 22.48 FEET; THENCE EAST 8.61 FEET; THENCE SOUTH 7.54 FEET; THENCE EAST 8.56 FEET; THENCE SOUTH 3.40 FEET TO THE PLACE OF BEGINNING OF THE EASEMENT TO BE DESCRIBED HEREIN; THENCE SOUTH 3.81 FEET; THENCE WEST 4.77 FEET; THENCE NORTH 3.71 FEET; THENCE EAST 4.77 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

87262007

UNOFFICIAL COPY

Property of Cook County Clerk's Office

ASSASSIN