

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE
MAR 19 1991
PB. 11107



525.00

COOK COUNTY
98
98
98

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR 19 1991
140.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
MAR 19 1991
70.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
MAR 19 1991
525.00

91123457

100
72-88-930-17066-88-82

THE GRANTORS, Nell N. McClure Schneider,
f/k/a Nell N. McClure and Paul Schneider,
her husband

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

Ten (\$10.00) ----- DOLLARS.
& other good and valuable consideration in hand paid.

CONVEY and WARRANT to
RANDALL S. ROYER, divorced and not since
remarried, 711 South Dearborn, Chicago, IL

14⁰⁰

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit: See attached legal description.

Subject to:

Real estate taxes for 1990 and subsequent years; covenants,
conditions, and restrictions of record; terms, provisions,
covenants, and conditions of the Declaration of Condominium and
all amendments, if any, thereto; private, public, and utility
easements, including any easements established by or implied from
the Declaration of Condominium or amendments thereto, if any, and
roads and highways, if any; party wall rights and agreements, if
any; limitations and conditions imposed by the Condominium
Property Act; installments due after the date of closing assessments
established pursuant to the Declaration of Condominium.

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

Permanent Real Estate Index Number(s): 17-16-419-004-1229 and 17-16-419-006-1071

Address(es) of Real Estate: Unit 2309, 899 South Plymouth Court, Chicago, IL

DATED this 18th day of March 1991

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Nell N. McClure Schneider (SEAL)
f/n/a Nell N. McClure
Paul Schneider (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 Nell N. McClure Schneider, f/k/a Nell N. McClure and Paul Schneider, her husband

" OFFICIAL SEAL 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 18th day of March 1991

Commission expires March 16 1992 Seymour I. Regal NOTARY PUBLIC

This instrument was prepared by Seymour I. Regal, COHEN, RAYZES & REGAL, 208 S. LaSalle, Chicago, IL 60604

Frederick N. Scovell,
Simon, McClosky & Scovell, Ltd.
180 N. Washington St., #500
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO
Randall S. Royer
Unit 2309, 899 S. Plymouth Court
Chicago, IL 60605

UNOFFICIAL COPY

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

COOK COUNTY, ILLINOIS

1991 MAR 9 PM 3:17

91123457

Property of Cook County Clerk's Office

GEORGE E. COLE,
LEGAL FORMS

UNOFFICIAL COPY

9 1 1 2 3 4 5 7

PARCEL 1:

UNIT NO. 2309, IN 399 SOUTH PLYMOUTH COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 2 IN BLOCK 1 IN DEARBORN PARK UNIT NO. 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCKS 127 TO 134, BOTH INCLUSIVE, IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF LOT 2 IN SAID BLOCK 1 IN DEARBORN PARK UNIT NO. 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 155.33 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 90 DEGREES TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED LINE A DISTANCE OF 222.45 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 155.86 FEET TO THE SOUTH EAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 222.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25722540, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

UNIT NUMBERS P71 IN 801 SOUTH PLYMOUTH COURT GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1 AND 2 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCKS 127 TO 134, BOTH INCLUSIVE IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 AND THAT PART OF VACATED SOUTH PLYMOUTH COURT LYING WEST OF AND ADJOINING LOT 1 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1 AFORESAID EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A-2' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26826099 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 3:

EASEMENT FOR VEHICULAR ACCESS AS CREATED BY THE OPERATING COVENANT RECORDED OCTOBER 18, 1983 AS DOCUMENT 26826098 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 26, 1981 AND KNOWN AS TRUST NUMBER 104467 TO NELL H. MCCLURE DATED JANUARY 28, 1987 AND RECORDED FEBRUARY 25, 1987 AS DOCUMENT 87107075 IN COOK COUNTY, ILLINOIS.

91123457

UNOFFICIAL COPY

Property of Cook County Clerk's Office