

WARRANT DEED
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

COOK NO. 808
JULY, 1985

92616153

COOK
CO. NO. 016

031896

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.

THE GRANTOR THOMAS H. BAUR, a married man

92616153

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 hand paid,
CONVEYS and WARRANTS to
MARSHFIELD LOFTS ASSOCIATES, an Illinois General
Partnership, 1734-40 North Marshfield, Chicago,
Illinois

(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 EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF

SUBJECT TO THE EXCEPTIONS TO TITLE SET
FORTH ON EXHIBIT B ATTACHED HERETO AND
MADE A PART HEREOF

THIS DOES NOT CONSTITUTE HOMESTEAD OF GRANTOR

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): 14-31-422-018 and 14-31-422-019
Address(es) of Real Estate: 1734-40 North Marshfield, Chicago, Illinois

DATED this 17th day of August 1992

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
(SEAL) THOMAS H. BAUR (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 THOMAS H. BAUR, A MARRIED MAN

IMPRESS SEAL

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.

OFFICIAL SEAL
DONNA M. STANKS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 20, 1993

Given under my hand and official seal, this 17th day of August 1992
Commission expires 19

This instrument was prepared by Warren C. Laski, Wildman Harrold Allen & Dixon, 225 W. Wacker Drive, Chicago, Illinois 60606 (NAME AND ADDRESS)

MAIL TO: EARL A. TALBOT (Name)
122 S. MICHIGAN AVE, SUITE 1220 (Address)
CHICAGO, IL 60603 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Tom SAWITZER (Name)
1237 N. PAULINA (Address)
CHICAGO, ILL. 60622 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
700.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
350.00

BOX 333

73 80 953 Alk 02

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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
110 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.4000 FAX: 312.603.4001
WWW.COOKCOUNTYCLERK.COM

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1 TO 6 BOTH INCLUSIVE AND THE NORTH 12 3/4 INCHES OF LOT 7, ALL IN DILLARD'S RESUBDIVISION OF LOTS 70 TO 87 BOTH INCLUSIVE, AND LOTS 99 TO 116 BOTH INCLUSIVE IN J.G. KENNON'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 14-31-422-018
14-31-422-019

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. ENCROACHMENT OF THE 8 3/4 INCH CONCRETE HEADER OVER ONTO THE PUBLIC ALLEY NORTH AND ADJOINING THE LAND BY ABOUT 14 3/8 INCHES RANGING TO 16 1/4 INCHES, FOR A DISTANCE OF ABOUT 125.25 FEET, AS DISCLOSED BY NATIONAL SURVEY SERVICE SURVEY DATED DECEMBER 1, 1975 AND UPDATED SEPTEMBER 18, 1989.
ENCROACHMENT ENDORSEMENT 1 APPROVED FOR POLICY.
2. ENCROACHMENT OF THE WEST BRICK WALLS OF THE TWO 2 STORY BRICK BUILDINGS LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC ALLEY WEST AND ADJOINING THE LAND BY ABOUT 2 1/8 INCHES TO 3 1/8 INCHES, FOR A DISTANCE OF ABOUT 120 FEET, AS DISCLOSED BY NATIONAL SURVEY SERVICE SURVEY DATED DECEMBER 1, 1975 AND UPDATED SEPTEMBER 18, 1989.
ENCROACHMENT ENDORSEMENT 1 APPROVED FOR POLICY.
3. ENCROACHMENT OF THE 3 INCH CONCRETE HEADER OVER ONTO THE PUBLIC ALLEY WEST AND ADJOINING THE LAND BY ABOUT 13 INCHES, FOR A DISTANCE OF ABOUT 150 FEET, AS DISCLOSED BY NATIONAL SURVEY SERVICE SURVEY DATED DECEMBER 1, 1975 AND UPDATED SEPTEMBER 18, 1989.
ENCROACHMENT ENDORSEMENT 1 APPROVED FOR POLICY.
4. ENCROACHMENT OF THE 4 STONE SILLS ATTACHED TO THE 2 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE PROPERTY SOUTH AND ADJOINING BY ABOUT 5/8 INCHES RANGING TO 2 7/8 INCHES, AS DISCLOSED BY NATIONAL SURVEY SERVICE SURVEY DATED DECEMBER 1, 1975 AND UPDATED SEPTEMBER 18, 1989.
ENCROACHMENT ENDORSEMENT 1 APPROVED FOR POLICY.
5. ENCROACHMENT OF 6 INCH BRICK CORNICE AT THE ROOF OF THE TWO 2 STORY BRICK BUILDINGS LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WALK EAST AND ADJOINING THE LAND BY ABOUT 6 INCHES, AS DISCLOSED BY NATIONAL SURVEY SERVICE SURVEY DATED DECEMBER 1, 1975 AND UPDATED SEPTEMBER 18, 1989.
ENCROACHMENT ENDORSEMENT 1 APPROVED FOR POLICY.
6. ENCROACHMENT OF THE 3 FOOT EAVE BELOW THE ROOF OF THE TWO 2 STORY BRICK BUILDINGS LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WALK EAST AND ADJOINING THE LAND BY ABOUT 3 FEET, AS DISCLOSED BY NATIONAL SURVEY SERVICE SURVEY DATED DECEMBER 1, 1975 AND UPDATED SEPTEMBER 18, 1989. ENCROACHMENT ENDORSEMENT 1 APPROVED FOR POLICY.
7. ENCROACHMENT OF THE CONCRETE CURBS EXTENDING FROM THE TWO 2 STORY BRICK BUILDINGS LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WALK EAST AND ADJOINING THE LAND BY ABOUT 6 INCHES, FOR MOST OF THE LENGTH OF THE TWO BUILDINGS, AS DISCLOSED BY NATIONAL SURVEY SERVICE SURVEY DATED DECEMBER 1, 1975 AND UPDATED SEPTEMBER 18, 1989. ENCROACHMENT ENDORSEMENT 1 APPROVED FOR POLICY.
8. GENERAL REAL ESTATE TAXES FOR THE YEARS 1991 AND 1992 AND SUBSEQUENT YEARS.

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