

# UNOFFICIAL COPY

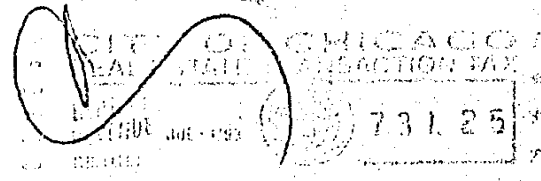
WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

\*(TENANTS BY THE ENTIRETY)

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 ROBERT J. KLAUS and JOAN M. KLAUS, his wife

of the City \_\_\_\_\_ of Chicago, County of Cook  
State of Illinois \_\_\_\_\_ for and in consideration of  
Ten \_\_\_\_\_  
(\$10.00) \_\_\_\_\_ DOLLARS,



AND OTHER GOOD & VALUABLE CONSIDERATION in hand paid,  
CONVEY and WARRANT to

JOSEPH D. PHANEUF and JURENE L. PHANEUF  
830 S. Laflin Street  
Chicago, Illinois 60607

DEPT-01 RECORDINGS \$23.50  
T#0011 TRAN 5382 07/02/93 14:36:00  
#2153 \* -93-511272

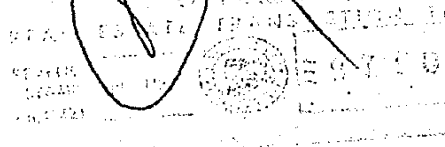
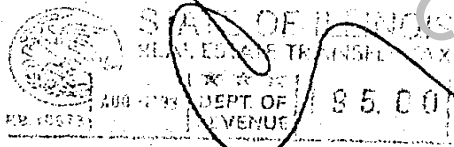
(The Above Space for COOK COUNTY RECORDER)

NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY,  
the following described Real Estate situated in the County of Cook \_\_\_\_\_ in the  
State of Illinois, to wit:

93511272

(See Attached Legal Description)

Subject to: covenants, conditions and restrictions of record;  
private, public and utility easements; roads and highways; party  
wall rights and agreements; general taxes for the year 1992 and  
subsequent years.



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

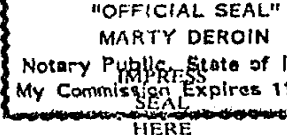
Permanent Real Estate Index Number(s): 17-17-316-067

Address(es) of Real Estate: 830 S. Laflin Street, Chicago, IL 60607

DATED this 25th day of June 19 93

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
ROBERT J. KLAUS (SEAL) JOAN M. KLAUS (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



ROBERT J. KLAUS and JOAN M. KLAUS, his wife

personally known to me to be the same person s\_ whose name s\_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.

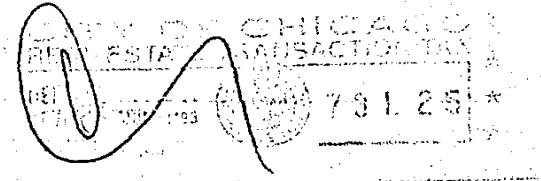
Given under my hand and official seal, this 25th day of June 19 93

Commission expires 11/18 1993

NOTARY PUBLIC

This instrument was prepared by Marty DeRoin, 122 Michigan Ave., Suite 1800 Chi., IL 60603

MAIL TO: Louis R. Shapiro, Esq. (Name)  
29 S. LaSalle Street, Ste. 240 (Address)  
Chi., IL 60603 (City, State and Zip)



(City, State and Zip)

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LEGAL DESCRIPTION FINDER

93511272

PARCEL 1: THE NORTH 20.0 FEET OF THE SOUTH 95.42 FEET OF THE EAST 94.75 FEET OF THAT PART OF LOTS 12 TO 27, INCLUSIVE, AND LOTS 29, 31, 33, 35, 37 AND 39, TOGETHER WITH THAT PART OF THE VACATED ALLEYS ADJOINING SAID LOTS IN SHARPE AND SMITH'S SUBDIVISION OF BLOCK 42 OF CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SHARPE AND SMITH'S SUBDIVISION, AFORESAID, (BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST POLK STREET, WITH THE WEST LINE OF SOUTH LAFLIN STREET) AND RUNNING THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE OF SOUTH LAFLIN STREET, A DISTANCE OF 137.07 FEET TO A POINT FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE OF SOUTH LAFLIN STREET, A DISTANCE OF 318.89 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 99.75 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 89.0 FEET; THENCE NORTH 25 DEGREES 12 MINUTES 26 SECONDS WEST A DISTANCE OF 39.64 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 53.0 FEET TO AN INTERSECTION WITH A LINE 143.0 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST LINE OF SOUTH LAFLIN STREET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 164.0 FEET TO A POINT 121.12 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET; THENCE EASTERLY ALONG A CURVED LINE CONVEX TO THE NORTH AND HAVING A RADIUS OF 70.0 FEET, (THE CENTER POINT FOR SAID RADIUS OF 70.0 FEET BEING 182.66 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 109.75 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET), A DISTANCE OF 83.65 FEET TO A POINT OF REVERSE CURVE, (SAID POINT BEING 127.02 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 64.66 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET); THENCE EASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTH AND HAVING A RADIUS OF 60.0 FEET, (THE CENTER POINT FOR SAID RADIUS OF 60.0 FEET BEING 83.05 FEET SOUTH OF THE SOUTH LINE OF WEST POLK STREET AND 26.0 FEET WEST OF THE WEST LINE OF SOUTH LAFLIN STREET), A DISTANCE OF 68.89 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 21522793, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

93511272

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