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94629769

WARRANTY DEED

THE GRANTOR, CHRISTINE A. RYAN, a single person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and No/100 (\$10.00) DEPT-01 RECORDING \$25.50
 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to STACEY Y. THIGPEN, a single person, 7947 S. Kingston Avenue, Chicago, IL 60617, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

TRAN 8670 07/19/94 11:33:00
 THIGPEN, CJ *-74-629769
 COOK COUNTY RECORDER

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SEE ATTACHED LEGAL DESCRIPTION RIDER

LEGAL DESCRIPTION RIDER

UNIT NO. 705, IN 899 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, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to if any, covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1993/94 and subsequent years; installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium.

Christine A. Ryan

CHRISTINE A. RYAN

(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 CHRISTINE A. RYAN, a single person, is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
 Elliott D. Rosen
 Notary Public, State of Illinois
 My Commission Expires 2/21/95

Given under my hand and official seal, this 8TH day of July, 1994.
 Commission expires 1994.

Elliott D. Rosen

NOTARY PUBLIC

Prepared by ELLIOTT D. ROSEN, Suite 3300, One N. LaSalle, Chicago, IL 60602.

MAIL TO:
 LEON J. TEICHNER & ASSOCIATES
 SUITE 1601, 180 N. LASALLE ST.
 CHICAGO, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
 MS. STACEY Y. THIGPEN
 UNIT 705, 899 S. PLYMOUTH CT.
 CHICAGO, IL 60605



5 25.50

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ATTORNEY'S TITLE GUARANTEE FUND, INC

8/15/15

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COOK COUNTY
STATE TRANSACTION
36.00

CITY OF CHICAGO
PROPERTY TAX SECTION
570.00

STATE OF ILLINOIS
REVENUE DEPARTMENT
76.00

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CHINA
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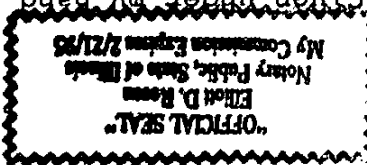
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MAIL TO: LEON J. TEICHNER & ASSOCIATES SUITE 1601, 180 N. LASALLE ST. CHICAGO, IL 60601
SEND SUBSEQUENT TAX BILLS TO: MS. STACEY Y. THIGPEN UNIT 705, 899 S. PLYMOUTH CT. CHICAGO, IL 60605

Prepared by ELLIOTT D. ROSEN, suite 3300, one N. Lasalle, Chicago, IL 60602.
NOTARY PUBLIC

Given under my hand and official seal, this 8th day of July, 1994. Commission expires 1994.



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 CHRISTINE A. RYAN, a single person, is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

CHRISTINE A. RYAN (SEAL)

Dated this 8th day of July, 1994.

Permanent Real Estate Index Number: 17-16-419-004-1065
Address of Real Estate: Unit 705, 899 S. Plymouth Ct., Chicago, IL 60605

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 said premises in her name alone forever.

ATTORNEYS TITLE GUARANTEE FUND, INC

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Cook County Clerk's Office

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STATE OF ILLINOIS
DEPT. OF REVENUE
REAL ESTATE TRANSFER TAX
MAY 15 1994
\$ 76.00

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
MAY 15 1994
\$ 570.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY 15 1994
\$ 30.00

Subject to if any, covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1993/94 and subsequent years; installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium.

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