

WARRANTY DEED  
Individual to Individual

UNOFFICIAL COPY

2000243

94687770

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THE GRANTORS, CHARLES F. DOUGLASS and CECELIA DOUGLASS, his wife,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and NO/100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and WARRANT to:

PAUL A. ALEXANDER  
2605 S. Indiana, #607, Chicago, IL

DEPT-01 RECORDING \$23.50  
T40000 TRAN 8893 08/03/94 15:55:00  
45800 ; C.J \* -94-687770  
COOK COUNTY RECORDER

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED  
LEGAL DESCRIPTION

94687770

SUBJECT TO: General real estate taxes not due and payable at time of closing; Special Assessments confirmed after this Contract date; Building, building line and use of occupancy restrictions, conditions, and covenants of record; Zoning laws and Ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe and other conduit,

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

Permanent Real Estate Index Numbers: 17-27-305-133

Address of Real Estate: 2621-A S. Indiana Avenue, Chicago, IL

DATED this 21 day of July, 1994

*Charles F. Douglass* (Seal)  
CHARLES F. DOUGLASS

*Cecelia Douglass* (Seal)  
CECELIA DOUGLASS

State of Illinois, County of DuPage S.S.

"OFFICIAL SEAL"  
THOMAS J. ALORE  
Notary Public, State of Illinois  
My Commission Expires 7/15/95

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that CHARLES F. DOUGLASS and CECELIA DOUGLASS, his wife, personally known to me to be the same persons whose name 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 21 day of July, 1994

*Thomas J. Alore*  
NOTARY PUBLIC

This instrument was prepared by the Law Office of Thomas J. Alore, 1755 Park Street, Suite 200, Naperville, IL 60563

MAIL TO:

Kerri Davis  
5401 S. Wentworth, #201  
Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:

PAUL A. Alexander  
3621-A South Indiana  
Chicago, IL 60616

*232*

# UNOFFICIAL COPY

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## LEGAL DESCRIPTION

THE EAST 20.17 FEET OF THE WEST 69.31 FEET, BOTH AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THE SOUTH 95.0 FEET, AS MEASURED ALONG THE EAST AND WEST LINES THEREOF, OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 499.60 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET BEING THE NORTH LINE OF LOTS 23 TO 37, BOTH INCLUSIVE, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, WITH A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 OF CANAL TRUSTEE'S SUBDIVISION, AFORESAID; THENCE EAST ALONG SAID LINE 499.60 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 26TH STREET A DISTANCE OF 174.50 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 95.0 FEET TO A POINT 404.60 FEET SOUTH OF SAID SOUTH LINE OF EAST 26TH STREET AND 224.50 FEET EAST OF SAID WEST LINE OF SOUTH INDIANA AVENUE; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET, A DISTANCE OF 79.50 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE A DISTANCE OF 237.60 FEET TO A LINE 167.0 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF EAST 26TH STREET; THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 95.0 FEET TO SAID LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 332.60 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

U.S. District Court

### Parcel 2:

Easements Appurtenant to and for the Benefit of Parcel 1, as Set Forth in the Declaration of Easements by American National Bank and Trust Company, As Trustee Under Trust Number 30631 Recorded October 18, 1972 as Document 22089654 and as Created by Deed From American National Bank and Trust Company, as Trustee Under Trust Agreement Dated January 7, 1971 and Known as Trust Number 30631 to Charles F. Douglass and Cecelia Douglass, His Wife, Recorded July 22, 1974 as Document 22789439 for the Purposes of Passage, Use and Enjoyment, Ingress and Egress, All in Cook County, Illinois.

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