

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:
JACEN B MALECK
NAME
4205 N. SHEARAN
ADDRESS
CHICAGO IL 60613
CITY & STATE

94283229

CO. NO. 018
2 2 5 3 0 9

THE GRANTOR... Martha I. Kearney, Married to Luis F. Gutierrez

of the City of Chicago, County of Cook, State of Illinois
for and in consideration of Ten (\$10.00) DOLLARS
and other good and valuable considerations in hand paid.

CONVEY and WARRANT to Timothy R. Callaghan
of the City of Glen Ellyn, County of DuPage, State of Illinois
the following described Real Estate situated in the County of Cook, in the State of Illinois,
to-wit:

See Legal Description Hereto Attached. Subject to:

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 liens and encumbrances; 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.

Commonly Known As: Unit 1315
340 West Diversey
Chicago, Illinois
P.I.N No: 14-28-206-005-1277

This is not Homestead Property.

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

DATED this 28 day of March 1994

(Seal) *Martha I. Kearney* (Seal)

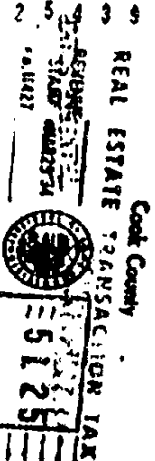
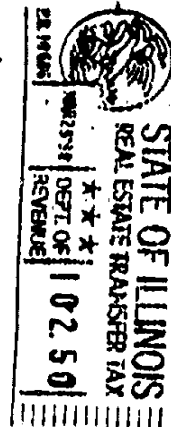
Martha I. Kearney

(Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

<u>Timothy R. Callaghan</u> Name of Grantee	<u>523 Williamsburg, Glen Ellyn, IL</u> Address	<u>60137</u> Zip
<u>Timothy R. Callaghan</u> Name of Taxpayer	<u>340 West Diversey, Chicago, IL</u> Address	<u>60657</u> Zip
<u>David A. Weininger</u> Name of Person Preparing Deed	<u>123 West Madison, Chicago, IL</u> Address	<u>60602</u> Zip

This conveyance must contain the name and address of the grantee, (Ch.115: 12.1) name and address for tax billing, (Ch.115: 9.2) and name and address of person preparing instrument: (Ch.115: 9.3)



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BOX 333

Handwritten notes on the left margin: "Unit 1315 at 340 West Diversey"

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PARCEL 1:

UNIT NO. 1315 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOT 6 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 220 FEET 4 1/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY);

ALSO

THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE), ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND THE NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION RECORDED AS DOCUMENT 23400546, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON EASEMENTS

PARCEL 2:

EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956, AND RECORDED JUNE 17, 1957, AS DOCUMENT 16911903, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG THE BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS: THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 220 FEET 4 1/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE) IN COOK COUNTY, ILLINOIS

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