

# UNOFFICIAL COPY

## WARRANTY DEED

95787528

THE GRANTORS, *Bruce E. Powell, and Lenora M. Powell, husband and wife, co-trustees of the Bruce E. Powell and Lenora M. Powell Trust, dated May 10, 1994*, of 4550 North Milwaukee Avenue, Unit J, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to *Walter Dowd* of 5411 West Lawrence Avenue, Chicago, Illinois, IN FEE SIMPLE, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

*Subject to general real estate taxes not due and owing at the time of closing, covenants, conditions, and restrictions of record; all applicable zoning laws and ordinances.*

DEPT-01 RECORDING #23.50  
T00011 TRAN 8841 11/14/95 15:25:00  
#5481 + RV \*-95-787528  
COOK COUNTY RECORDER

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 not in joint tenancy and not in tenancy in common, but in fee simple forever.

Address of Real Estate: 4550 North Milwaukee Avenue, Unit J, Chicago, Illinois, 60630

Permanent Real Estate index Number: 13-16-117-038

DATED this the 13th day of September, 1995

*Bruce E. Powell*  
BRUCE E. POWELL, as co-trustee of the Bruce E. Powell and Lenora M. Powell Trust, dated May 10, 1994

*Lenora M. Powell*  
LENORA M. POWELL, as co-trustee of the Bruce E. Powell and Lenora M. Powell Trust, dated May 10, 1994

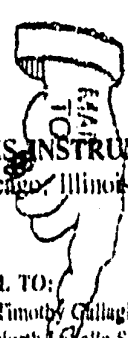
23<sup>50</sup>

**ATTORNEYS' NATIONAL  
TITLE NETWORK**

State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Bruce E. Powell and Lenora M. Powell*, personally known to me to be the same persons whose names 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 release and waiver of the right of homestead.

Given under my hand and official seal, this the 13th day of September, 1995.



*Cecilia A. Jett*  
NOTARY PUBLIC  
"OFFICIAL SEAL"  
Cecilia A. Jett  
Notary Public, State of Illinois  
My Commission Expires Aug. 23, 1997

THIS INSTRUMENT PREPARED BY: Law Offices of Thomas W. Tuohy, Limited, Three First National Plaza, Suite 5200, Chicago, Illinois, 60602; 312/726-0200.

MAIL TO:  
Mr. Timothy Gallagher, Esq.  
134 North La Salle Street  
Suite 2024  
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO  
Walter Dowd  
4550 North Milwaukee Avenue, Unit J  
Chicago, Illinois 60630

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PARCEL 1: THE SOUTHWESTERLY 21.75 FEET OF THE NORTHEASTERLY 167 FEET OF LOT 3 (EXCEPT THE NORTHWESTERLY 45 FEET THEREOF) IN THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE IN LOT 5 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF);

PARCEL 2: AN UNDIVIDED 1/15 INTEREST IN THAT PART OF LOT 3 IN THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE IN LOT 5 OF THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF) ALSO THAT PART OF LOT 1 IN BLOCK 1 IN ROBERTS MILWAUKEE AVENUE SUBDIVISION OF LOTS 5 AND 10 OF THE SUBDIVISION OF THAT PART WEST OF MILWAUKEE AVENUE IN LOT 5 OF THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1 1/2 RODS OF THE SOUTH 4 RODS THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 3, 189.25 FEET SOUTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 45 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 21.75 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 3, TO THE SOUTHEASTERLY LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 3, TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 1; 17.60 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE WEST ON THE SOUTH LINE OF SAID LOT 1, 20.0 FEET; THENCE NORTHWESTERLY TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 3, SAID POINT BEING 33.0 FEET NORTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID)

PARCEL 3:  
EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND DEFINED IN THE DOCUMENT RECORDED AS NO. 18975617, ALL IN COOK COUNTY, ILLINOIS.

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

4550 North Milwaukee Avenue, Unit J  
Chicago, Illinois 60630

Bruce E. Powell  
Lenora M. Powell

to

Walter I

STATE OF ILLINOIS  
CLERK'S OFFICE  
COOK COUNTY  
RECORDED  
INDEXED  
MAY 19 1988