

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
(Individual to Individual)

95795627

MAIL TO:

Genie Miller Gillespie

Ms & Associates

151 N. Michigan #331

Chicago, IL 60601

DEPT-01 RECORDING 925.50
T00014 TRAN 8877 11/16/95 13159:00
07936 ILW **95-795627
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER

John Herron

1728 Damen #312

Chicago, IL 60647

RECORDER'S STAMP

25.50
M

THE GRANTOR(S) Matthew P. Bernard and Patricia K. Bernard, husband and wife as Joint Tenants
of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten and 00/100 DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to John Herron

(GRANTEES' ADDRESS) 665 W. Malcolm
of the City of Chicago County of Cook State of Illinois
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF

ATTORNEYS' NATIONAL
TITLE NETWORK

95795627

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

Permanent Index Number(s): 14-31-324-050-1036
Property Address: 1728 Damen #312, Chicago, IL 60647

Dated this 23rd day of September 19 95
Matthew P. Bernard (Seal) Patricia K. Bernard (Seal)
Matthew P. Bernard (Seal) Patricia K. Bernard (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

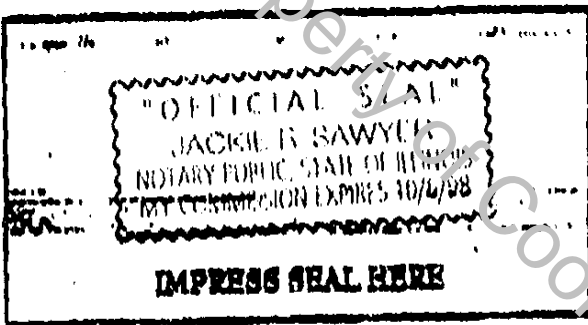
CTIC Form No. 1199

STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew P. Barnard and Patricia K. Barnard, husband and wife, as Joint Tenants 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 instrument as their free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 27th day of September, 1995.

My commission expires 10-6-98 1995
Notary Public: Jackie R. Sawyer



COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to make Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
Frank W. Jaffe
105 W. Madison #300
Chicago, IL 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4,
REAL ESTATE TRANSFER ACT
DATE:

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes (65 ILCS 5/3-8020) and name and address of the person preparing the instrument (65 ILCS 5/3-8022).

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City of Chicago Real Estate Transaction Tax stamps and seals.

State of Illinois Real Estate Transfer Tax stamps and seals.

WARRANTY DEED
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EXHIBIT "A"

UNIT 312 IN BUILDING NO. 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 0 DEGREES 41 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF LOT 25 TO 33 AFORESAID, 216.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 100.27 FEET TO A POINT ON A LINE DRAWN 0.29 FEET EAST OF THE PARALLEL WITH THE WEST LINE OF SAID LOTS; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG SAID PARALLEL LINE, 100.35 FEET TO A POINT ON A LINE DRAWN 0.21 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 34 TO 48, INCLUSIVE, IN BLOCK 2 AFORESAID; THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST, ALONG THE AFORESAID PARALLEL LINE 1.16 FEET TO A POINT ON A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33 AFORESAID; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE AFORESAID PARALLEL LINE, 115.93 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 25 AFORESAID, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.
ALSO

THAT PART OF LOT 24, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOT IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 25 IN BLOCK 2 AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO A POINT OF A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33, INCLUSIVE, BLOCK 2 AFORESAID; THENCE SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 43.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUING SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 32.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 40 SECONDS WEST, 45.31 FEET TO A POINT ON THE EAST LINE OF THE WEST 2.00 FEET OF SAID LOT 24, SAID POINT BEING 75.90 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE) OF THE NORTH LINE OF SAID LOT; THENCE NORTH 0 DEGREES 41 MINUTES 19 SECONDS EAST, ALONG SAID EAST LINE, 32.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS EAST, 45.31 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE OF ELEVATION + 27.00 CHICAGO CITY DATUM, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89554800, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-31-324-050-1036

COMMONLY KNOWN AS: 1728 DAMEN #312
CHICAGO, ILLINOIS 60647

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