

95824074

WARRANTY DEED
Joint Tenancy—Statutory
(ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

April L. Ware,
6211 Ridgeway Drive

DEPT-01 RECORDING \$23.00
TADD012 TRAN 7865 11/29/95 11:11:00
425614 CG *-95-824074
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the Village of Huntley of Huntley County
of McHenry State of Illinois

for and in consideration of ten and 00/100 DOLLARS,
in hand paid, CONVEY 5 and WARRANT 3 to

Scott C. Larson and Elizabeth A. Larson, married to each other,
2600 N. Southport, Chicago, Illinois

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(NAME AND ADDRESS OF GRANTEE)

not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of
Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 tenancy in common, but in joint tenancy forever. **SUBJECT TO:** General taxes for 1994
and subsequent years and (see reverse side)

Grantor certifies that this is not homestead property.

7573013
LARSON DL

Permanent Index Number (PIN): 14-29-302-214-1083

Address(es) of Real Estate: Unit G-14, 2600 N. Southport, Chicago, Illinois

DATED this 25 day of October, 1995

April L. Ware
APRIL L. WARE

(SEAL)

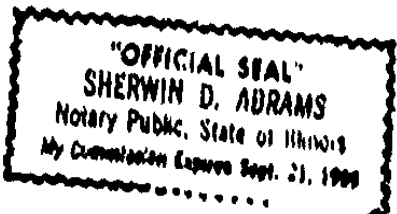
Scott C. Larson
SCOTT C. LARSON

(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

April L. Ware



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 he signed, sealed and delivered the said instrument as his
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 25 day of October, 1995

Commission expires

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Sherwin D. Abrams

NOTARY PUBLIC

This instrument was prepared by Sherwin D. Abrams, 321 S. Plymouth St., #1200, Chicago, IL

(NAME AND ADDRESS)

95824074

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Legal Description

of premises commonly known as Unit G-14, 2600 N. Southport, Chicago, Illinois

UNIT G-14 IN ANHURST LOFT CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 5, 12, TO 16, AND THAT PORTION OF THE EAST AND WEST 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOT 6 AND THE NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 12 TO 16, BOTH ALLEYS VACATED BY ORDINANCE RECORDED ADM10186377, IN THE SUBDIVISION OF LOT 1 IN BLOCK 45 IN SHEPHERD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED ON DECEMBER 28, 1989, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 89618047, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

- (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 28, 1989 AS DOCUMENT 89618047
- (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE "CONDOMINIUM PROPERTY ACT."

EASEMENT GRANTED TO TRILTYPE CORPORATION, A CORPORATION OF DELAWARE TO THE ILLINOIS BELL TELEPHONE COMPANY, A CORPORATION OF ILLINOIS FOR THE TELEPHONE EQUIPMENT OVER AND UNDER THAT PART OF THE LAND AS SHOWN ON THE PLAT OF SURVEY ATTACHED TO THE EASEMENT AGREEMENT DATED FEBRUARY 9, 1969 AND RECORDED FEBRUARY 11, 1969 AS DOCUMENT 17453743.

(APPROX PART OF THE UNDERLYING LAND AND OTHER PROPERTY)

COVENANT RECORDED JUNE 4, 1988 AS DOCUMENT 8824763 MADE BY LAKELAND NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1987 AND KNOWN AS TRUST NUMBER 112604 THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE APPROXIMATELY 120 SINGLE FAMILY ATTACHED AND DETACHED HOMES TO BE CONSTRUCTED PURSUANT TO A RESIDENTIAL PLANNED DEVELOPMENT PLAN APPROVED BY THE CITY OF CHICAGO, AS AMENDED FROM TIME TO TIME AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF CHICAGO.

(APPROX PART OF THE UNDERLYING LAND AND OTHER PROPERTY)

EASEMENT IN, UNDER, OVER AND ALONG PART OF LOT 6 OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMERCIALTRU KEDISON COMPANY, 100 BUCKLEBOURNE AND ASSIGNS, RECORDED AUGUST 9, 1988 AS DOCUMENT 88258314.

(APPROX PART OF THE UNDERLYING LAND)

GRANT OF EASEMENT RECORDED DECEMBER 23, 1988 AS DOCUMENT 8839173 MADE BY AND BETWEEN LAKELAND NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1987 AND KNOWN AS TRUST NUMBER 112604 (GRANTOR) AND THE PROPER GAS LIGHT AND COKE COMPANY (GRANTEE) FOR A GAS MAIN AND ALL APPURTENANCES THEREUNTO.

DECLARATION OF EASEMENT RECORDED JANUARY 1, 1990 AS DOCUMENT 8903916 GRANTING EASEMENT RIGHTS TO OWNERS OF TOWNHOUSES LYING WEST AND ADJOINING THE CONDOMINIUM PROPERTY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF GARDENS, BIRDS AND LANDSCAPING, USE AS A PRIVATE YARD AND OTHER RELATED PURCHASE, UNLESS THERE BE PERMANENT BUILDINGS OR TREES SHALL BE PLACED

AND SUBSEQUENT TAX BILLS TO

MAILED TO { *Todd Stephens* (Name)
877 Lakeview (Address)
Chicago, Illinois 60607 (City, State and Zip) }

(Name)
 (Address)
 (City, State and Zip)

ON _____ RECORDING OFFICE BOX NO _____

BOX 333-CT1

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APR 11 2011

11-11-2011