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WARRANTY DEED
Statutory (ILLINOIS)
(Individuals to Individual)

2018
023 4218

THE GRANTOR, **LEONARD C. GOODMAN** a
single man, never married.

of the City of Chicago, County of Cook,
State of Illinois for and in consideration of
TEN (\$10.00) AND 00/100 DOLLARS, and other
good and valuable consideration in hand paid,
CONVEY and WARRANT to

JAMES M. GARRITY, a single man, never married

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

ATTACHED HERETO AND MADE A PART THEREOF

SUBJECT TO: General Real Estate Taxes for 1994 and subsequent
years, covenants, conditions and restrictions of record.

in addition to aforesaid see attached declaration of easement to be recorded with the
Warranty Deed hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-33-129-073-1003

Address of Real Estate: 2040 N. Mohawk, Chicago, IL

DATED this 26th day of January, 1995

John Edward Byrne, atty in fact for
Leonard C. Goodman

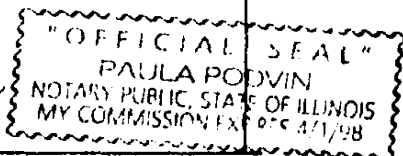
State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY
that **LEONARD C. GOODMAN**, is 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 26th day of January, 1995

Commission Expires: 4-1-1998

Paula Podvin
NOTARY PUBLIC



Instrument prepared by: John Edward Byrne, Atty., 53 W. Jackson, Ste. 1410, Chgo., Ill. 60604

MAIL TO:

JAMES GARRITY

2040 N. MOHAWK, #3

CHGO, ILL. 60614

or RECORDER'S OFFICE BOX NO. 15

SEND SUBSEQUENT TAX BILLS TO:

JAMES GARRITY

2040 N. MOHAWK, #3

CHGO, ILL. 60614

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UNIT NUMBER 3 IN THE 2040 NORTH MOHAWK STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 8 IN BLOCK 2 IN NORTH REICHS RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEES SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 12, 1990 AS DOCUMENT 90-277-754 TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

STATE OF ILLINOIS
REAL ESTATE TAX
DEPT. OF REVENUE
28950

Cook County
REAL ESTATE TRANSACTION TAX
64.75

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
97125

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2024-01-15

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DECLARATION OF EASEMENT

William Hinman is the owner of the front two condominium units, or the entire front building, of the 2040 North Mohawk Street Condominium (Chicago, Illinois). The Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants declares that "[e]ach unit owner shall own an undivided interest in the Common Elements as a tenant in common with all the other Unit Owners of the Property and ... shall have the right to use the Common Elements for all purposes incident to the use and occupancy of his Unit as a place of residence ... which right shall be appurtenant to and run with his Unit.

(Declaration of Condominium Ownership, Article III, § 2) This Declaration further declares that "Common Elements shall include ... outside walks" (Declaration of Condominium Ownership, Article III, § 1) It is further recognized that the owner of Unit Three (the coach house) shall have the right and easement at all times to use the outside walk located on the south side of the front house which runs from Mohawk street to Unit Three (the coach house) and which enables the Owner of Unit Three to access his property directly from Mohawk Street. This right and easement shall be appurtenant to and run with Unit Three.

11/10/95
Date

William Hinman
WILLIAM HINMAN

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MAPPING SYSTEM

Change of Information

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Scannable document - read the following rules

1. Changes must be kept within the space limitations shown
2. Do Not use punctuation
3. Print in CAPITAL letters with black pen only
4. Do Not Xerox form
5. Allow only one space between names, numbers, and addresses

SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number
- If you don't have enough room for your full name, just your last name will be adequate
- Property Index numbers (PINs) must be included on every form

PIN NUMBER:	14 - 33 - 129 - 078 - 1003
NAME/TRUST#:	JAMES GARRETTY
MAILING ADDRESS:	2040 N MOHAWK #3
CITY:	CHICAGO STATE: IL
ZIP CODE:	60614
PROPERTY ADDRESS:	2040 N MOHAWK #3
CITY:	CHICAGO STATE: IL
ZIP CODE:	60614

FILED: 11/10/1995

COOK COUNTY TREASURER

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