

WARRANTY DEED

UNOFFICIAL COPY

GRANTOR, Steven R. Cohen, a bachelor, of the Village of Buffalo Grove, County of Lake, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the grantees:

Brian M. Armstrong
28 Red Haw Lane
Lake Zurich, IL 60047
and
Jeffrey J. Anderson
3043 N. Kenmore
Chicago, IL 60657

98435936

RECORDING FEE \$25.50
DATE FILED 05/27/98 10:48:00
INDEXED # 98-435936
COOK COUNTY RECORDER

not in Joint Tenancy but in TENANCY IN COMMON all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit A

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, but in TENANCY IN COMMON forever.

====For Recorder's Use====
DATED this 15th day of May, 1998

98435936

Steven R. Cohen

(SEAL)

Steven R. Cohen

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Steven R. Cohen, 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 notary seal, this 15th day of May, 1998.



Richard E. Patinkin
Notary Public
My Commission Expires: 3/19/02

Prepared By: Richard E. Patinkin, Esq., 400 Lake Cook Road, Suite 110, Deerfield, IL 60015
Return To: Douglas Conover, Esq., 55 W. Monroe, #3390, Chicago, IL 60603
Tax Bill To: Brian Armstrong and Jeffrey Anderson, 1760 W. Wrightwood, Unit 102, Chicago, IL 60614



ATGF, INC

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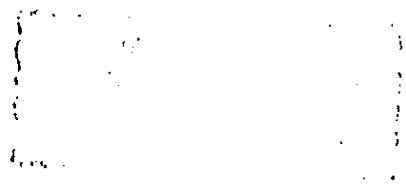
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COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 22 '98
103.50

COOK
CO. NO. 016
081582
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 22 '98 DEPT. OF REVENUE
1707.00

★ 015726
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE MAY 22 '98
★ 900.00
★

★ 015127
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE MAY 22 '98
★ 652.50
★



Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

UNIT NUMBER 102 IN TERRA COTTA COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 OF THE NORTHWESTERN TERRA COTTA CO'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 3 WHICH IS 34.40 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE CENTER LINE OF A 17 INCH BRICK WALL, WHICH CENTER LINE FORMS AN ANGLE (MEASURED IN NORTHWEST QUADRANT) OF 90 DEGREES 01 MINUTES 50 SECONDS WITH SAID SOUTH LINE OF LOT 3, A DISTANCE OF 99.41 FEET; THENCE WEST ALONG THE CENTER LINE OF A 17 INCH BRICK WALL, WHICH CENTER LINE FORMS AN ANGLE (MEASURED IN THE SOUTHWEST QUADRANT) OF 90 DEGREES 01 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 43.41 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.71 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 143.19 FEET TO A POINT 140.29 FEET NORTH AND 219.85 FEET WEST OF THE SOUTH AND EAST LINES, RESPECTIVELY, OF SAID LOT 3; THENCE NORTHERLY ON A LINE FORMING AN ANGLE (MEASURED IN NORTH EAST QUADRANT) OF 93 DEGREES 42 MINUTES WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 73.25 FEET TO A POINT 213.39 FEET NORTH AND 223.96 FEET WEST OF SAID SOUTH AND EAST LINES, RESPECTIVELY, OF SAID LOT 3; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF LOT 3, A DISTANCE OF 45.04 FEET TO THE WESTERLY LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT 3, A DISTANCE OF 215.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE SAID SOUTH LINE OF LOT 3, A DISTANCE OF 207.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT 90551459 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-9 AND S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 90551459.

Permanent Index Numbers: 14-30-403-065-1003

Known as: 1760 W. Wrightwood, Unit 102, Chicago, IL 60614

Subject to covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special government taxes or assessments for improvements not yet completed; unconfirmed special government taxes or assessments; general real taxes for 1997 and subsequent years.

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