

UNOFFICIAL COPY

98676096

708270 18 30 001 Page 1 of 3  
1998-08-03 11:23:57  
Cook County Recorder 25.00

WARRANTY DEED

Illinois Statutory  
MAIL TO:  
Stanley Schwartz  
10 South LaSalle Street  
Suite 3500  
Chicago, IL 60603

NAME AND ADDRESS OF TAXPAYER:  
Cebcor Capital Partners  
L.L.C., an Illinois limited  
liability company  
300 W. Adams, Suite 609  
Chicago, Illinois 60603

98072315

AND LYNN MAGNANI, A MARRIED WOMAN

THE GRANTOR, Rudolph F. Magnani, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid,

CONVEYS AND WARRANTS to Cebcor Capital Partners L.L.C., an Illinois limited liability company,

10F1

GRANTEE'S ADDRESS: 300 W. Adams, Suite 609, Chicago, Illinois 60603.

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

See Attached Legal Description

SUBJECT TO: Declaration of Condominium ownership, zoning restrictions, easements and covenants recorded as Documents 25198721, 25895252, 25895835, 25892516, 26151160, 26006474 and 26006477; Provisions of the Condominium Property Act of Illinois; general taxes for 1997 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements and licenses; public roads and highways; installments due after the date of closing of assessments established pursuant the Declaration of Condominium; party wall rights and agreements, if any.

CTC

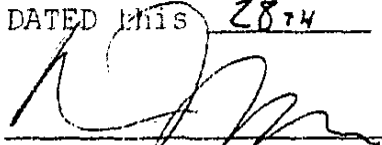
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

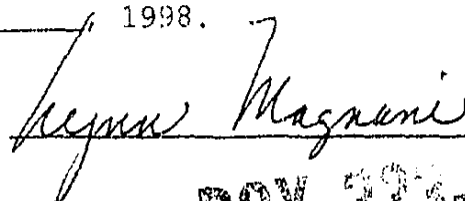
This is not homestead property.

Permanent Index Numbers: 17-09-306-011-1089 and 17-09-306-011-1090.  
Property Address: 345 N. Canal Street, Units 1402 and 1403, Chicago, Illinois 60606

BUTLER/FI

DATED this 28th day of JULY 1998.

  
Rudolph F. Magnani (SEAL)

  
Lynn Magnani (SEAL)

BOX 333-611

STATE OF ILLINOIS )

) SS

County of Cook )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Rudolph F. Magnani 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 notarial seal, this 28th day of July, 1998.

*Arthur R. Cirignani*  
Notary Public



NAME AND ADDRESS OF PREPARER:  
Thomas C. Zanck  
MILITELLO, ZANCK & COEN, P.C.  
40 Brink Street  
Crystal Lake, IL 60014

COOK COUNTY - ILLINOIS TRANSFER STAMP  
EXEMPT UNDER PROVISIONS OF SECTION  
200/31-45(e) of the REAL  
ESTATE TRANSFER LAW

DATE: \_\_\_\_\_

Buyer, Seller or Representative

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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LEGAL DESCRIPTION FOR UNITS 1402 and 1403 <sup>98676096</sup> Page 3 of 2  
345 N. CANAL STREET, CHICAGO, ILLINOIS 60606

## PARCEL 1:

UNIT NUMBERS 1402 AND 1403 IN FULTON HOUSE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 5, 1981 AS DOCUMENT 25895835 AND AMENDMENTS THERETO, BEING PARTS OF WHARFING LOTS IN BLOCK J AND K OF THE ORIGINAL TOWN OF CHICAGO AND CERTAIN VACATED STREETS ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DECLARED IN DECLARATION OF EASEMENTS AND COVENANTS DATED JUNE 1, 1981 AND RECORDED JUNE 5, 1981 AS DOCUMENT 25895261 AND AS CREATED BY DEEDS FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 100819 TO VARIOUS UNIT OWNERS OVER AND ACROSS ALL THAT PART OF THE PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE WHICH IS AT AN ELEVATION OF 12.55 FEET ABOVE CHICAGO CITY DATUM AND CONTAINED WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND A TRACT OF LAND, COMPRISING A PART OF ORIGINAL WATER LOT OR WHARFING LOT 1, IN BLOCK K IN THE ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH HALF (EXCEPT THE NORTH 3.00 FEET OF SAID SOUTH 1/2) OF VACATED WEST CARROLL STREET LYING NORTH OF AND ADJACENT TO SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWARD PROLONGATION OF THE WEST LINE OF SAID BLOCK K WHICH IS 394.65 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EAST LINE OF NORTH CANAL STREET, AND IN THE SOUTH LINE OF NORTH 3.00 FEET OF THE SOUTH HALF OF VACATED WEST CARROLL STREET; THENCE SOUTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 3.00 FEET OF VACATED CARROLL STREET AFORESAID, A DISTANCE OF 20.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 70.02 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.16 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 55.67 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 17.53 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 3.68 FEET TO THE SOUTH LINE OF THE NORTH 3.00 FEET OF THE SOUTH HALF OF VACATED CARROLL STREET AFORESAID; THENCE NORTH 87 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF 44.21 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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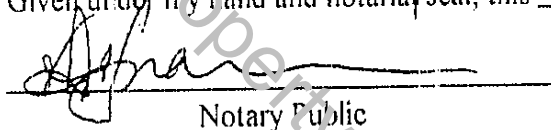
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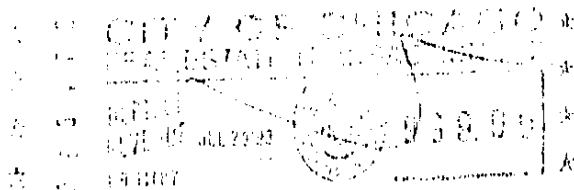
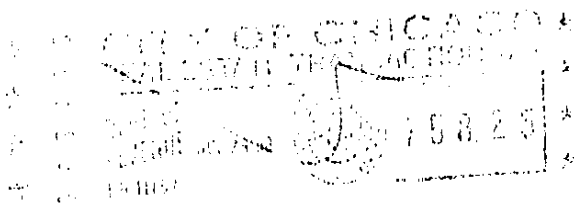
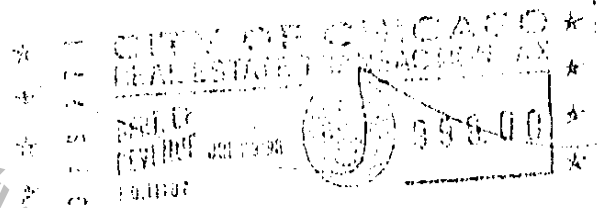
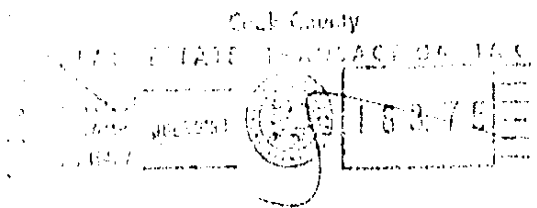
98676096

STATE OF ILLINOIS )  
 ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Lynn Magnani, wife of Rudolph F. Magnani, 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 she signed, sealed and delivered the said instrment as her 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 notarial seal, this 28<sup>th</sup> day of July, 1998.

  
Notary Public



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