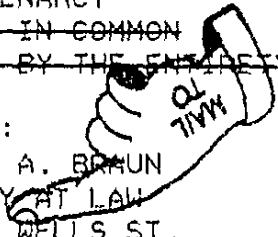


UNOFFICIAL COPY

WARRANTY DEED ILLINOIS
~~JOINT TENANCY~~
~~TENANCY IN COMMON~~
~~TENANCY BY THE ENTIRETY~~



Mail to:
GREGORY A. BRAUN
ATTORNEY AT LAW
1520 N. WELLS ST.
CHICAGO, IL 60610

This instrument prepared by:
JAMES R. GIENKO, ATTORNEY
121 FAIRFIELD WAY - SUITE 106
BLOOMINGDALE, ILLINOIS 60108

THE GRANTOR(S)

MARY JO ROGERS ~~XXX~~, Never Married

of 3201 N. SEMINARY #202, CHICAGO, IL 60657, County of COOK, for
and in consideration of TEN AND NO/100 DOLLARS and other good and
valuable consideration in hand paid CONVEY AND WARRANT to

PHILIPPE L. ADAMS ~~XXX~~ an unmarried man

Lawyers Title Insurance Corporation

OF: 2735 N. RACINE AVE. #2, CHICAGO, IL, 60614

~~NOT AS TENANTS IN COMMON~~
~~BUT / NOT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP~~
~~BUT / NOT AS TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP~~

the following described Real Estate situated in the County of
COOK in the State of Illinois. to wit:

SEE ATTACHED PAGE FOR LEGAL DESCRIPTION

Subject to: general taxes not yet due or payable, covenants,
conditions, restrictions, easements and building lines of record,
if any.

GK378487.97

PROPERTY ADDRESS: 3201 N. SEMINARY #202, CHICAGO, IL 60657

PIN: 14-20-423-048-1002



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAR-5'98 DEPT. OF REVENUE 142.00

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP FEB 20 1998 1422



71.00

UNOFFICIAL COPY

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 as

~~NOT AS TENANTS IN COMMON~~
~~BUT / NOT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP~~
~~BUT / NOT AS TENANTS BY THE ENTIRETY~~

forever.

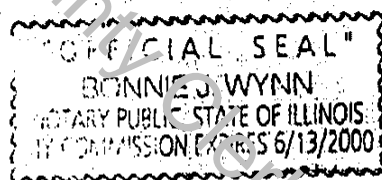
DATED this 19TH day of Feb, 1998

Mary Jo Rogers (SEAL) _____ (SEAL)
MARY JO ROGERS

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that MARY JO ROGERS ~~AND~~ never married personally known to me to be the same persons whose names is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

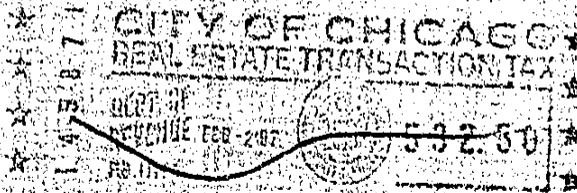
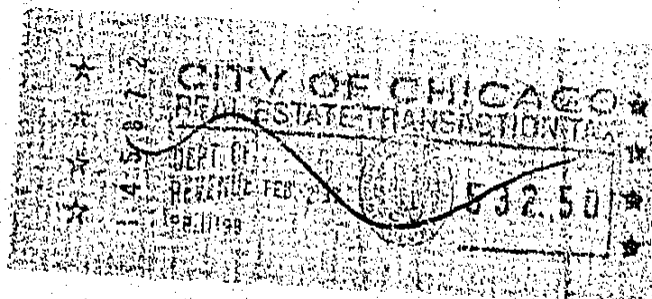
Given under my hand and official seal,
this 19TH day of Feb, 1998.

Bonnie J. Wynn
NOTARY PUBLIC



SEE ATTACHED SHEET

MAIL TAX BILL TO: PHILIPPE L. ADAMS
3201 N. SEMINARY #202, CHICAGO, IL 60657



LEGAL DESCRIPTION:

Parcel 1: Unit 202 in the Lakeview Lofts Condominium as delineated on a survey of the following described real estate:

Parcel A: The west 25.81 feet of the south 100.09 feet lying above a horizontal plane of 36.82 feet above City datum. Also, the north 10.0 feet of the south 57.5 feet of the west 25.81 feet of the south 100.09 feet lying above a horizontal plane of 21.09 feet above city datum; also, the south 100.09 feet (except the west 25.81 feet thereof) lying above a horizontal plane of 35.01 feet above city datum, also the west 9.0 feet of the east 43.50 feet of the north 17.67 feet of the south 100.09 feet lying above a horizontal plane of 21.09 feet above city datum, also the north 25.0 feet of the south 125.14 feet of the east 46.52 feet lying above a horizontal plane of 30.49 feet above city datum also the west 10.0 feet of the north 25.0 feet of the east 46.52 feet of the south 125.14 feet lying above a horizontal plane of 21.09 feet above city datum also all that part lying north of the south 125.14 feet and lying north of the south 100.09 feet (except the east 46.52 feet thereof) of the following described property taken as a tract of land to wit:

Lot 19 and 20 in Block 6 in Baxter's subdivision of the south west 1/4 of the south east 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County Illinois also Lots 1, 2, 3, 4 and 5 in the subdivision of lots 21, 22, 23 and 24 in block 6 of Baxter's Subdivision of the southwest 1/4 of the southeast 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL B: Easement for the benefit of Parcel A as created by Declaration of Covenants, conditions, restrictions and easements made by American National Bank and Trust Company of Chicago, as trustee under trust agreement dated December 17, 1991 and known as Trust No. 114935-09, dated January 14, 1992 and recorded January 16, 1992 as Document 92032820, as amended by Document 92331027 for the following purposes: in and to all structural members, columns and beams, footings, caissons and foundations, common walls, ceilings and floors, and any other supporting components located in or constituting a part of the burdened property; use of all facilities located in the burdened property; maintaining encroachments; for ingress and egress to permit construction, maintenance, repair, replacement, restoration or reconstruction of this property; and for pedestrian and vehicular ingress and egress in an emergency situation, as defined therein; to and from, over, on, across and through the following described land:

The west 25.81 feet of the south 100.09 feet lying below a horizontal plane of 36.82 feet
(Continued)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

above city datum (except the north 10.0 feet of the south 57.50 feet lying above a horizontal plane of 21.09 feet above city datum) also the south 100.09 feet (except the west 25.81 feet thereof) lying below a horizontal plane of 35.01 feet above city datum (except therefrom the west 9.0 feet of the east 43.50 feet of the north 17.67 feet of the south 100.09 feet lying above a horizontal plane of 21.09 feet above city datum) also the north 25.0 feet of the south 125.14 feet of the east 46.52 feet (excepting therefrom the west 10.0 feet thereof) lying below a horizontal plane of 30.49 feet above city datum and above a horizontal plane of 21.09 feet above city datum of the following described property taken as a tract of land to wit:

Lots 19 and 20 in Block 5 in Baxter's Subdivision of the South west 1/4 of the South east 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois also Lots 1, 2, 3, 4 and 5 in the subdivision of Lots 21, 22, 23 and 24 in Block 6 of Baxter's Subdivision of the South west 1/4 of the south east 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit B to the Declaration of Condominium recorded as Document Number 92638754 together with its undivided percentage interest in the common elements in Cook County, Illinois.

PARCEL 2: Easement for the benefit of Parcel 1 for ingress and egress as created by Declaration recorded January 16, 1992 as Document Number 92032820, as amended by Document 92331027 and Deed recorded 8-28-92 as Document 92638754

PARCEL 3: The right of the use of P-5, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 92638754.

UNOFFICIAL COPY

Property of Cook County Clerk's Office