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1999-07-28 14:58:04
Cook County Recorder 27.50

**Warranty Deed
TENANCY BY THE ENTIRETY
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)
ANDREW M. SPANGLER, JR., SINGLE

(The Above Space For Recorder's Use Only)

of the City of Chicago of Cook County
of _____, State of Illinois

for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS,
in hand paid, CONVEY and WARRANT to
WILLIAM HEFFERMAN and KIM MATHEWS

(NAMES AND ADDRESS OF GRANTEES)

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, 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 as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for _____ and subsequent year and

Permanent Index Number (PIN): 14-30-222-177-1002

Address(es) of Real Estate: 2939 North Honore, Chicago, Illinois 60657

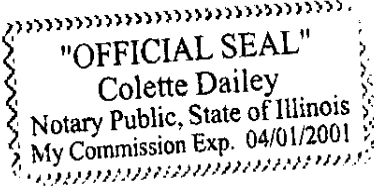
DATED this 23rd day of July 1999

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) Andrew M. Spangler, Jr. (SEAL)
ANDREW M. SPANGLER, JR.

(SEAL) _____ (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



ANDREW M. SPANGLER, JR.
personally known to me to be the same person whose name _____ 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 23rd day of July 1999

Commission expires _____ 19____ Colette Dailey
NOTARY PUBLIC

This instrument was prepared by JEFFRY T. MANDELL, 29 South LaSalle Street, Suite 415,
(NAME AND ADDRESS) Chicago, IL 60603

* If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

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Legal Description

of premises commonly known as 2939 North Honore, Chicago, Illinois 60657

SEE ATTACHED LEGAL DESCRIPTION

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0 3 3 1 5 7
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP JUL 17 '99
 PA. 10848
 Cook County

★ 9 9 9 9 9
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 13 '99
 PB. 11196

701.25

★ 0 4 3 8 6 0
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 13 '99
 PB. 11196

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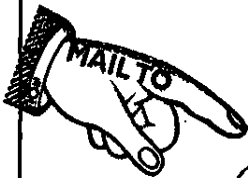
★ 0 4 3 8 6 1
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 13 '99
 PB. 11196

701.25

PROFESSIONAL NATION
TITLE NETWORK, INC.

0 3 2 8 6 2
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE JUL 12 '99
 P.S. 10616

280.50



Matthew J. Murphy

MAIL TO:

JEFFRY T. MANDELL
 55 W. Wacker (Name) # 1020
 29 South LaSalle Street, #415
 Chicago, IL (Address) 60601
 Chicago, IL 60603
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

MATNERS

2939 N. HONORE

CHgo. IL 60657

OR RECORDER'S OFFICE BOX NO. _____

LEGAL DESCRIPTION

Unit 2929-B in Landmark Village Condominium as delineated on the plat of survey of the following described parcel of real estate:

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Parcel 1: Beginning at the Northwest corner of Lot 1 in Owners Subdivision of part of the Southwest Quarter of the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian: thence South 89 degrees 51 minutes 44 seconds East along the North line of said Lot 1 a distance of 105.14 feet to a point which is 15.00 feet Northwesterly, measured radially, from the centerline of Chicago and Northwestern Transportation Company Yard Lead Track I.C.C. No. 220 (now removed): thence Southwesterly, concentric with said yard lead track centerline a distance of 74.75 feet, along the arc of a circle, convex to the Southeast, having a radius of 317.20 feet, whose chord bears South 8 degrees 39 minutes 41 seconds West, 74.57 feet, to the most Northerly corner of Lot 59 in Picardy Place Subdivision, being a Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 30,

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Township 40 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded June 8, 1994, as Document Number 94508608; thence continuing Southwesterly a distance of 3.03 feet along the arc of said circle, having a radius of 317.20 feet, whose chord bears South 12 degrees 41 minutes 08 seconds West 3.03 feet: thence North 89 degrees 51 minutes 44 seconds West 92.84 feet along a line, which is parallel with the North Line of Lot 1 in said Owner's Subdivision, and 76.67 feet distant therefrom, to the West line of said Lot 1; thence North 0 degrees 11 minutes 21 seconds West along the West line of said Lot 1 a distance of 76.67 feet to the point of beginning, in Cook County, Illinois

Parcel 2: That part of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of Lot 300 in William Doering's Diversey Avenue Subdivision, being a point on the North Line of West Diversey Parkway; thence Easterly along said North line of West Diversey Parkway, a distance of 240.58 feet, more or less, to a point distant 15 feet Westerly, measured at right angles, from the Southerly extension of the center line of the tangent segment of Chicago and Northwestern Transportation Company Spur Track I.C.C. No. 219 as said track is now located; thence Northerly parallel with the center line of said last described spur track, and the extensions thereof, a distance of 930.30 feet to the point of intersection with the Easterly extension of the South line of West Oakdale Avenue in the aforesaid William Doering's Diversey Avenue Subdivision, said point being also the Southeast corner of Lot 59 in Picardy Place Subdivision, being a Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded June 8, 1994, as Document Number 94508608; thence continuing North 0 degrees 05 minutes 13 seconds West, along the East line of Lot 59 aforesaid, 42.00 feet; thence South 89 degrees 45 minutes 42 seconds East, along a line drawn 12.00 feet North of and parallel with the Easterly extension of the South line of West Oakdale Avenue, a distance of 21.76 feet to the point of intersection with the East line of Lot 1 in the Owner's Subdivision of part of the Southwest 1/4 of the Northeast 1/4 of the aforesaid Section 30; thence continuing South 89 degrees 45 minutes 42 seconds East, 0.42 feet; thence North 0 degrees 04 minutes 25 seconds West (along a line drawn to a point on the Easterly extension of the North line of Lot 1, said point being 0.24 feet East of the Northeast corner of said Lot 1), a distance of 55.54 feet to the point of beginning; thence continuing North 0 degrees 05 minutes 43 seconds West along said line a distance of 76.67 feet to the Easterly extension of the North line of said Lot 1, said point being 0.24 feet East of the Northeast corner of said Lot 1; thence North 89 degrees 51 minutes 44 seconds West, along said North line and its Easterly extension a distance of 10.85 feet to a point

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distant 15 feet Northwesterly, measured radially, from the center line of Chicago and North Western Transportation Company Yard Lead Track T.C.C. No. 220; thence Southwesterly concentric with said yard lead track center line a distance of 74.75 feet along the arc of a circle, convex to the Southeast, having a radius of 317.20 feet, and whose chord bears South 08 degrees 39 minutes 41 seconds West, 74.57 feet to a point which is 100.41 feet North of the aforesaid Easterly extension of the South line of West Oakdale Avenue and 21.84 feet West of the aforesaid East line of Lot 1 in said Owner's Subdivision, said point being also the most Northerly corner of the aforesaid Lot 59; thence South 0 degrees 05 minutes 43 seconds East, along the East line of said Lot 59, a distance of 2.92 feet; thence South 89 degrees 51 minutes 44 seconds East along a line which is parallel with the North line of Lot 1 in Owner's Subdivision of part of the Southwest 1/4 of the Northeast 1/4 of said Section 30 and 76.67 feet distant therefrom, a distance of 22.18 feet to the point of beginning, in Cook County, Illinois.

Parcel 3: That part of Lot 59 in Picardy Place Subdivision, being a Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded June 8, 1994, as Document Number 94508608, described as follows: beginning at the most Northerly corner of said Lot 59; thence Southwesterly 3.03 feet along the West line of said Lot 59, said line being an arc of a circle, convex to the Southeast, having a radius of 317.20 feet, and whose chord bears South 08 degrees 41 minutes 08 seconds West, 3.03 feet; thence South 89 degrees 51 minutes 44 seconds East 0.82 feet along a line which is parallel with the North line of Lot 1 in Owner's Subdivision of part of the Southwest quarter of the Northeast quarter of said Section 30, and 76.67 feet distant therefrom, to the East line of said Lot 59; thence North 0 degrees 04 minutes 25 seconds West along the East line of said Lot 59 a distance of 2.92 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded March 31, 1997 as Document Number 97219439, as amended from time to time, together with its undivided percentage interest in the common elements.

PIN # 14-30-222-177-1002