

99774417

7030/0132 92 001 Page 1 of 3
1999-08-13 10:52:40
Cook County Recorder 25.00



WARRANTY DEED
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 ANDREW T. RYAN, married to Carrie M. Ryan, of
1801 W. Larchmont Ave., Unit 603, Chicago, IL 60613
of the City Chicago of Cook County of Cook State of Illinois for and
in consideration of Ten and No/100 DOLLARS, and other good
and valuable considerations _____ in hand paid,

CONVEY S _____ and WARRANT S _____ to
NICOLE A. ROTH, a single woman, of
3159 N. Seminary, #210
Chicago, IL 60657
(Name and Address of Grantee)

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

See attached legal description.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,; public and utility easements, existing leases
and tenancies; special governmental taxes or assessments for improvements not yet completed;
Document No.(s) _____; unconfirmed special governmental taxes or assessments _____
_____ and to General Taxes for 1998 and subsequent years.

Permanent Real Estate Index Number(s): 14-19-204-030-1056 and 14-19-204-030-1088

Address(es) of Real Estate: 1801 W. Larchmont Ave., Unit 603 and P-25, Chicago, IL 60613

Dated this 30 day of JULY, 19 99

Andrew T. Ryan (SEAL) + Carrie M. Ryan (SEAL)

Andrew T. Ryan

Carrie M. Ryan

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

(SEAL) _____ (SEAL)

BOX 333-CTI

1 of 2
03
W7
IL 99 11725
CTI
NO AP 99 25

UNOFFICIAL COPY

Warranty Deed
Individual to Individual

99774417

GEORGE E. COLE
LEGAL FORMS

★ 008080
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE ★
★ AUG 12 '99 ★
★ P.B. 11187 ★

999.00

TO

9 7 5 3 6 2
SIC CODE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 12 '99 DEPT. OF REVENUE

227.00

FR. 10686

★ - 08080
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE ★
★ AUG 12 '99 ★
★ P.B. 11187 ★

703.50

"OFFICIAL SEAL"
SHIRLEY WALKER THOMAS
Notary Public, State of Illinois
My Commission Expires 08/26/02

6 3 2 1 4 1
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG 12 '99
P.B. 11424

113.50

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 T. Ryan and Carrie M. Ryan personally known to me to be the same person S whose name S are subscribed to the going instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 30 day of July 1999
Commission expires 8-26-2002 Shirley Walker Thomas
NOTARY PUBLIC

This instrument was prepared by Cherie E. Thompson, 19 S. LaSalle St., Suite 801, Chicago, IL 60603
(Name and Address)

MAIL TO: Nicole Roth
(Name)
1801 W. Larchmont Ave., #603
(Address)
Chicago, IL 60613
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Nicole Roth
(Name)
1801 W. Larchmont, Unit 603
(Address)
Chicago, IL 60613
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

PARCEL 1:

UNIT NUMBERS 603 AND P-25 IN THE LARCHMONT LOTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED 2 PARCELS OF LAND:

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PARCEL A:

LOTS 43 TO 48 INCLUSIVE, THE EAST 6 1/4 FEET OF LOT 49, LOT 51 AND THE WEST 1/2 OF LOT 50 (EXCEPT THE EAST 5.42 FEET OF SAID WEST 1/2 OF LOT 50) ALL IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), ALL IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE NORTH 69.0 FEET OF LOTS 79 TO 84 IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96507490, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF, AND APPURTENANT TO PARCEL 1, FOR INGRESS AND EGRESS, CREATED BY EASEMENT GRANT MADE BY AND BETWEEN THE CHICAGO TRANSIT AUTHORITY AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NO. 119038-04 RECORDED APRIL 2, 1996 AS DOCUMENT 96248211, OVER, ALONG AND ACROSS THE FOLLOWING 2 PARCELS OF LAND:

EASEMENT A:

THE WEST 14.10 FEET OF THE EAST 20.35 FEET OF LOT 49 IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, AND 15 AND LOTS 1, 2, AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

EASEMENT B:

THE EAST 15.20 FEET OF LOT 78 IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION AFORESAID.