

WARRANTY DEED

PREPARED BY: H KILBERG]
300 W WASHINGTON]
CHICAGO,]
ILLINOIS]
MAIL TO : JAKUBCO & ASSOC.]
2224 W. IRVING PK]
CHICAGO,]
ILLINOIS 60618]



THE GRANTORS, **VAN D. TOMARAS** as to his undivided one half interest and **ANDREA B. GRANIAS-TOMARAS**, as to her undivided one half interest of the City both of the Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars, in hand paid **CONVEY** and **WARRANT** to **ERIC A SIMPSON and MAGGIE ROCK-SIMPSON**, As Tenants by the Entirety and not as Tenants in Common and not as Joint Tenants, the following described parcel of real estate, situated in the City of Chicago, County of Cook, State of Illinois, to wit:

2u

[see attached legal description]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

ADDRESS OF PROPERTY 812 W VAN BUREN UNIT 40 AND UNIT 19
Chicago, Illinois
P.I.N. 17 17 228 020 1023
17 17 228 020 1094

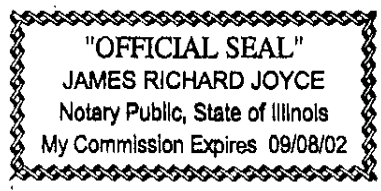
[Signature]
VAN D TOMARAS
[Signature]
ANDREA B GRANIAS-TOMARAS

STATE OF ILLINOIS]
]SS.
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that **VAN D TOMARAS AND ANDREA B GRANIAS-TOMARAS** are personally known to me as the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their voluntary act, for the uses therein set forth, including release of Homestead.

Given under my hand and seal this day of *October* 1999.
[Signature]
NOTARY PUBLIC

BOX 333



No Abstract CMC #7812304 / 99050888 CALD C. Michael Hoff

UNOFFICIAL COPY

9993001

PARCEL 1:

UNIT 4D AND P19 IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE WEST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:


NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY"

COMMONLY KNOWN AS 812 WEST VAN BUREN, CHICAGO, UNIT 4D AND P19.

COOK CO. ILL. 018
295664

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 SEP 30 '99 DEPT. OF REVENUE
 P.B. 10666
179.00

★ 082986
 ★ CITY OF CHICAGO
 ★ REAL ESTATE TRANSACTION TAX
 ★ DEPT. OF REVENUE SEP 30 '99
 ★ P.B. 11187
 ★ **300.00**
 ★

★ 082087
 ★ CITY OF CHICAGO
 ★ REAL ESTATE TRANSACTION TAX
 ★ DEPT. OF REVENUE SEP 30 '99
 ★ P.B. 11187
 ★ **442.50**
 ★

323843
 Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP SEP 30 '99
 P.B. 11427

89.50