

UNOFFICIAL COPY

99954412

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1999-10-08 10:23:11
Cook County Recorder 23.50

WARRANTY DEED
Illinois Statutory
(Individual to Individual)

THE GRANTORS, JOHN E. SEBASTIAN and HELEN M. SEBASTIAN, His Wife, of the City of Winter Park, County of Orange, State of Florida, for and in consideration of TEN and NO/100 DOLLARS (\$10.00), CONVEY and WARRANT to TIMOTHY H. TURNER, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:



99954412

SEE LEGAL DESCRIPTION ATTACHED HERETO.

THIS INSTRUMENT IS SUBJECT TO general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

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PERMANENT PROPERTY INDEX NO. 17-03-108-017-1169
PROPERTY ADDRESS: 1313 North Ritchie Court, Unit #607, Chicago, Illinois 60610

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

DATED this _____ of September, 1999

JOHN E. SEBASTIAN

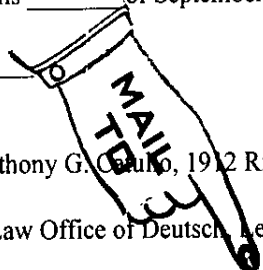
(SEAL)

HELEN M. SEBASTIAN (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 JOHN E. SEBASTIAN and HELEN M. SEBASTIAN, His Wife, personally known to me to be 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 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, this _____ of September, 1999.

Commission expires 11/3/99



This instrument was prepared by Anthony G. Cerullo, 1912 Ridge Road, Suite 101, Homewood, Illinois 60430

MAIL TO: Mr. Aaron Zarkowsky, Law Office of Deutsch, Levy & Engel, 225 W. Washington, Suite 1700, Chicago, IL 60606

SEND TAX BILLS TO: Mr. Timothy H. Turner, 1313 North Ritchie Court, Unit #607, Chicago, Illinois 60610

City of Chicago
Dept. of Revenue
209841



Real Estate
Transfer Stamp
\$427.50

08/14/1999 14:38 Batch 07237 364

UNITS 607 IN RITCHIE COURT PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 10 TO 14, INCLUSIVE, AND LOTS 1 TO 5, INCLUSIVE, IN BLOCK 2 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 10 WITH A LINE DRAWN PARALLEL TO AND 100 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID BLOCK 2; THENCE EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY ON A LINE DRAWN PARALLEL TO AND 100 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2, TO THE NORTH LINE OF SAID LOT 4; THENCE EAST ON SAID NORTH LINE OF LOT 4 TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 102 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 161.50 FEET, (MEASURED 161.51 FEET RECORD) MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 1, WHICH IS 102 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 2 (BEING THE NORTH LINE OF EAST GOETHE STREET), A DISTANCE OF 102 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 2 (BEING THE EASTERLY LINE OF RITCHIE COURT), A DISTANCE OF 182.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 03081292 AND AMENDED BY DOCUMENT 94189912, AND AMENDED BY DOCUMENT 94790879, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

