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1999-03-09 15:38:01
Cook County Recorder 25.00



Warranty Deed

THE GRANTORS, Frank Ward and Gertrude Ward, husband and wife, as Joint Tenants, of the Village of Lynwood, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid,

DI 7721263 LMT

(above for recorder's use only)

3

CONVEY and WARRANT to REO GROUP, INC., a corporation created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address: 30 E Division, Chicago, Illinois 60610, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N: 14-07-201-024-0000

14-07-201-022-0000

14-07-201-024

14-07-201-027

Commonly Known As: 1800 -1850 West Balmoral Ave.
Chicago, Illinois 60640

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 30th day of October, 1998.

Frank Ward
FRANK WARD
Gertrude Ward
GERTRUDE WARD

BOX 333-CTI

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STATE OF ILLINOIS
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Frank Ward and Gertrude Ward, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared to me this day in person, and acknowledged they signed this 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 30TH day of October, 1998.



Matthew J. Carmody
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Matthew J. Carmody
Matthew J. Carmody, Ltd.
10644 S. Western Ave.
Chicago, Illinois 60643

MAIL TO:
BARRY ASH
77 W. Washington, Suite 1211
Chicago, IL 60602

SEND TAX BILLS TO:
JOE CASPER
116 WEST ILLINOIS, SUITE 3E
CHICAGO, IL 60610

COCK
CO. NO. 018
08226
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR-9'99
DEPT. OF REVENUE
940.50
PB. 10776

313415
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAR-9'99
P.S. 11427
470.25

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THAT PART OF LOTS 6, 7 AND 12 IN NICHOLAS MILLER'S BALMORAL SUBDIVISION, BEING A SUBDIVISION OF THAT PART (EXCEPT THE NORTH 25 FEET) OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILWAY RIGHT OF WAY, HEREIN CALLED THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY; DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF THE NORTH LINE OF BALMORAL AVENUE (BEING A LINE 33 FEET NORTH OF THE CENTER LINE OF SAID AVENUE AND THE SOUTH LINE OF SAID LOT 12) WITH A LINE DRAWN THROUGH A POINT 38.05 FEET WEST OF THE WEST MOST REMAINING TRACK CENTER LINE (SAID TRACK BEING 13 FEET, MORE OR LESS, EAST OF THE POSITION OF A REMOVED TRACK) SAID POINT BEING ON THE WEST LINE OF SAID CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY; THENCE SOUTH 89°-58'-57" WEST ALONG SAID NORTH LINE OF BALMORAL AVENUE A DISTANCE OF 121.40 FEET TO A POINT ON A LINE 4.75 FEET EAST OF PARALLEL WITH A SPUR TRACK CENTER LINE; THENCE 90°-00'-50" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 872.90 FEET TO A POINT 368.00 FEET SOUTH OF THE SOUTH LINE OF BRYN MAWR AS MEASURED ALONG A LINE PARALLEL WITH SAID RAILROAD RIGHT OF WAY; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID BALMORAL AVENUE A DISTANCE OF 79.13 FEET TO A POINT 9.00 FEET WEST OF THE CENTER LINE OF A SPUR TRACK, THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY; HAVING A RADIUS OF 643.24 FEET, BEING CONCENTRIC WITH AND 9.00 FEET WESTERLY OF AFOREMENTIONED SPUR TRACK CENTER LINE, AN ARC DISTANCE OF 30.24 FEET TO A LINE 843 FEET NORTHERLY OF THE NORTH LINE OF BALMORAL AVENUE, AS MEASURED ALONG A LINE DRAWN PARALLEL WITH AND DISTANT 25 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S MOST WESTERLY MAIN TRACK, AS LOCATED AND ESTABLISHED PER PLAT DOC. 20465784; O THENCE EASTERLY ALONG LAST DESCRIBED LINE, 46.42 FEET TO SAID LINE DRAWN PARALLEL WITH AND DISTANT 25 FEET WESTERLY OF SAID MAIN TRACK CENTER LINE (SAID LINE ALSO BEING THE WEST LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY); THENCE SOUTH ALONG LAST DESCRIBED LINE, 843 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

NORTH

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

200121

\$7,053.75

03/08/1999 09:45 Batch 8588 6



County Clerk's Office