

WARRANTY DEED

UNOFFICIAL COPY 99293508

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1999-03-26 11:24:45
Cook County Recorder 25.50



MAIL TO:

PATRICK WAGNER
ATTORNEY AT LAW
8855 S. RIDGELAND
OAK LAWN, ILLINOIS 60453



SEND SUBSEQUENT TAX BILLS TO:

MR. & MRS. MICHAEL E. HYNES
1135-A W. NEWPORT
CHICAGO, ILLINOIS 60657

THE GRANTOR(S),

KARL S. DENNINGER, DIVORCED AND NOT SINCE REMARRIED

of the CITY of CHICAGO, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----
(\$10.00) DOLLARS, CONVEY(S) and WARRANT(S) to

MICHAEL E. HYNES AND ISABEL J. WAGNER

3 20

not as tenants by the entirety or tenants in common, but as JOINT TENANTS, all of Grantor's interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

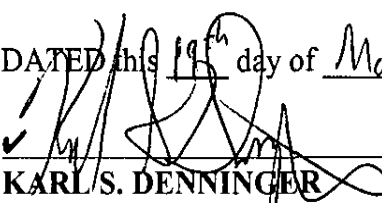
see attached legal

Commonly known as: 1135 A W. NEWPORT, CHICAGO, ILLINOIS 60657

P.I.N.: 14-20-411-062-0000

Subject to conditions, covenants, easements and restrictions of records and real estate taxes for 1998 and subsequent years.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 19th day of March, 1999.

KARL S. DENNINGER (SEAL)

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR25'99
P.D. 11425
173.75

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
200909 \$2,606.25
03/26/1999 08:23 Batch 2712 5

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR25'99
173.75
PB. 10760

085785

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KARL S. DENNINGER** is/are personally known to me to be the same person whose name(s) is /are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

**DIVORCED AND NOT SINCE REMARRIED*

Given under my hand and official seal, this 19 day of MARCH, 1999.

Commission expires 03/25/00. Mary Cashman Notary Public



This instrument was prepared by MORTON J. RUBIN, 3100 Dundee Road, #502, Northbrook, Illinois 60062, #22954

99293508

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PROPERTY ADDRESS: 1135A WEST NEWPORT
CHICAGO, IL 60657

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL 1135-A: THE NORTH 22.32 FEET (AS MEASURED ON THE EAST LINE) OF TRACT A: THAT PART OF LOTS 31, 32, 33, 34, 35, 36 AND 37 AND THAT PART OF ALLEY VACATED BY DOCUMENT 7876632 AND BY DOCUMENT 13087755 IN BLOCK 1 IN GEORGE CLEVELAND'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 127.64 FEET WEST OF THE NORTH EAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST AT RIGHT ANGLES THERETO 90.55 FEET TO A LINE 90.55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE 48.40 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST AT RIGHT ANGLES THERETO 79.55 FEET; THENCE NORTH 27 DEGREES 10 MINUTES 25 SECONDS EAST 12.35 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 172.77 FEET WEST OF THE NORTH EAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE 42.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER, UPON AND ACROSS THE COMMON AREA AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR NEWPORT PLACE RECORDED JULY 14, 1995 AS DOCUMENT 95456227 AMENDMENT RECORDED DECEMBER 18, 1995 AS DOCUMENT 95879048 AND SECOND AMENDMENT RECORDED FEBRUARY 27, 1996 AS DOCUMENT 96149152 AND BY DEED RECORDED AS DOCUMENT NO. 96273970

PERMANENT INDEX NO.: 14-20-411-062-0000

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