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99379287

GENERAL WARRANTY DEED
TO AN INDIVIDUAL
CONDOMINIUM

4494/0354 03 001 Page 1 of 3
1999-04-20 14:03:27
Cook County Recorder 25.00



MAIL TO: John Lovestrand
79 W. Monroe, # 826
Chicago, IL 60603

Name & address of taxpayer:
Brooke C. Scigousky
2614 N. Clyburn
Unit 205
Chicago, IL 60614

Grantor, BRADLEY M. CRAWSHAW AND JENNIFER LYNN CRAWSHAW, FORMERLY JENNIFER LYNN KLEIN, husband and wife, of the State of Illinois, County of Cook, City of Chicago, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEYS AND WARRANTS to Grantee, BROOKE SCIGOUSKY, OF 324 S. WRIGHT, NAPERVILLE, Illinois, in the following described Real Estate situated in the County of Cook, of the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

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, General real estate taxes for 1998, the Declaration of Condominiums and amendments, if applicable,; the Illinois Condominium Act, if applicable., public and utility assessments, special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, Permanent Real Estate Index Number(s): 14-30-400-075-1098 and 14-30-400-075-1020. Address of property: 2614 N. CLYBOURN AVE. UNIT 205 Chicago, Illinois. Dated this 12th day of April, 1999.

BRADLEY M. CRAWSHAW

JENNIFER LYNN CRAWSHAW

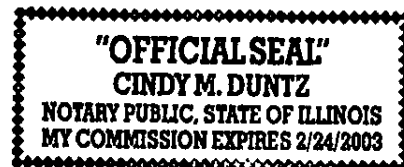
Date

STATE OF Illinois)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, BRADLEY M. CRAWSHAW AND JENNIFER LYNN KLEIN-CRAWSHAW, husband and wife, whose name 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 seal, this 14th day of September, 1998.

NOTARY PUBLIC

This instrument was prepared by Mitchell C. Chapman, Esq. 4343 N. Clarendon Ave. St. Suite 104-6 Chicago, Ill. 60613



Duntz
Lab 4
ST 5007602
CTIC FI

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BOX 300-CTI

COOK
CL. NO. 018

288041



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 19'99 DEPT. OF REVENUE
182.00

P.B. 10686

186072

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP APR 19'99
P.B. 11424



31.00

076077

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE
APR 19'99
P.B. 11187



999.00

076078

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE
APR 19'99
P.B. 11187



366.00

Property of Cook County Clerk's Office

UNIT 205 AND PU-17 IN THE RIVER BEND COFT. CONDOMINIUM AS DECLARED ON A SURVEY OF THE FOLLOWING DESCRIBE REAL ESTATE:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO AND EASEMENT FOR THE BENEFIT OF THE AFORESAID PROPERTY AND OTHER PROPERTY AS CREATED BY AND AS SET FORTH IN DEED RECORDED MARCH 17, 1950 AS DOCUMENT 14756573 AND IN DEED RECORDED NOVEMBER 1, 1951 AS DOCUMENT 15207254 FOR INGRESS AND EGRESS TO AND FROM CLYBORN AVENUE; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94595243 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE) SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND BEING ALSO 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 59.85 FEET TO AN INTERSECTION WITH THE EXTENSION NORTHEASTERLY OF THE CENTER LINE OF A 17 INCH WALL OF BRICK BUILDING; THENCE SOUTHWESTERLY ALONG THE SAID CENTER LINE OF SAID WALL AND THE SAME EXTENDED; BEING A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 0 SECONDS FROM NORTHWESTERLY TO SOUTHWESTERLY WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 120 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 59.95 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE A DISTANCE OF 120 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3: A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE), SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE, PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 376.05 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 16 MINUTES FROM NORTHEASTERLY TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 38 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 9 MINUTES AND 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 57.55 FEET TO THE SOUTHWESTERLY FACE OF A 12 INCH WALL TO A FOUR-STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY FACE OF SAID WALL, BEING A LINE FORMING AN ANGLE OF 90 DEGREES 9 MINUTES AND 30 SECONDS FROM SOUTHWESTERLY TO NORTHWESTERLY WITH LAST DESCRIBED

COURSE, A DISTANCE OF 83.65 FEET; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A LINE FORMING AN ANGLE OF 157 DEGREES 33 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO EAST TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 36.31 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 83 DEGREES 40 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 53.17 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 138.6 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 120 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 16.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID PARALLEL LINE 84.95 FEET; THENCE SOUTHWESTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 20.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH CLYBOURN AVENUE, 84.95 FEET; THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO CLYBOURN AVENUE, A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.-