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4835/0005 20 001 Page 1 of 3
2000-07-21 10:10:38
Cook County Recorder 25.00

**WARRANTY DEED
ILLINOIS**



UPON RECORDING MAIL TO:
Douglas B. Wexler, Esq.
55 West Wacker Drive, 9th Floor
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
Malcolm J. Duncan
3300 North Lake Shore Drive, Unit 6D
Chicago, Illinois 60657

The grantor, KAREN A. SIMONSEN, a single woman, Chicago, Illinois, for and in consideration of Ten and no/100, (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to MALCOLM J. DUNCAN, unmarried, 40 East 9th Street, Unit 1504, Chicago, Illinois 60605, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

3

UNIT NO. 6-D IN 3300 LAKE SHORE DRIVE AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH 100 FEET OF LOTS 36, 37, 38 AND 39 AND THE SOUTH 100 FEET OF THAT PART OF LOT 40 LYING WEST OF THE WEST LINE OF SHERIDAN ROAD IN BLOCK 3 IN LAKE SHORE SUBDIVISION OF LOTS 24, 25 AND 26 IN PINE GROVE, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NUMBER 2371, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2262555; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.


SUBJECT TO: general taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments; unconfirmed special governmental taxes or assessments.

Hereby releasing and 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.

BOX 333-CT1

No Abstract CTIC DW 5242003 LANDRELD CPA 1073


COOK
CO. NO. 016
27046
P.B. 10776



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 20 '00
DEPT. OF REVENUE


☆☆☆
215.00

333659
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 20 '00
P.B. 11427




107.50

☆ 131022 ☆
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 20 '00
P.B. 11193



900.00

☆ 131023 ☆
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 20 '00
P.B. 11193



712.50

Property of Cook County Clerk's Office

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Permanent Real Estate Index Number: 14-21-310-055-1053

Address of real estate: 3300 North Lake Shore Drive, Unit 6D, Chicago, Illinois

Dated this 30th day of JUNE, 2000.

Karen A. Simonsen
Karen A. Simonsen

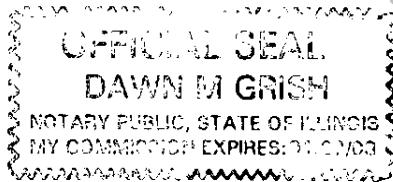
State of Illinois)
) SS
County of _____)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAREN A. SIMONSEN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of June, 2000.

Dawn M. Grish
Notary Public

My Commission Expires:



This instrument prepared by:

Richard Klawiter, Esq.
Piper Marbury Rudnick & Wolfe
203 North LaSalle, Suite 1800
Chicago, Illinois 60601