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This Instrument Prepared By:
Douglas E. Wambach, Esq.
Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash, 22nd Floor
Chicago, Illinois 60611-3607

00038679

9195/0001 10 001 Page 1 of 4
2000-01-14 15:28:00
Cook County Recorder 27.00



Upon Recordation Return to:

Eugene L. Shepp, Esq.
3545 Lake Avenue
Suite 200
Wilmette, Illinois 60091

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WARRANTY DEED

THE GRANTOR, JAMES HATZIS, an unmarried person, of 6334 N. Sheridan Road, Chicago, County of Cook, State of Illinois for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to 720-726 RANDOLPH ASSOCIATES LLC, an Illinois limited liability company, 3000 Dundee Rd., Suite 407, Northbrook, IL, an undivided one-half interest in the Real Estate described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook, in the State of Illinois, and subject only to those items set forth on Exhibit B attached hereto and made a part hereof.

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

DATED this 12th day of January, 2000.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
L, SEC. 200.1-2 (B-6) OR PARA-
GRAPH L, SEC. 200.1-4 (B) OF THE
CHICAGO TRANSACTION TAX ORDINANCE.

James Hatzis (SEAL)
James Hatzis

1/12/00 Buyer/Grantor
DATE ~~BUYER~~ SELLER, REPRESENTATIVE

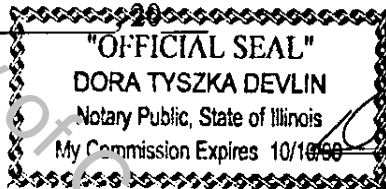
BOX 333-CTI

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State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Hatzis, 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 he/she/they signed, sealed and delivered the said instrument as his 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 12th day of January 2000.

My commission expires



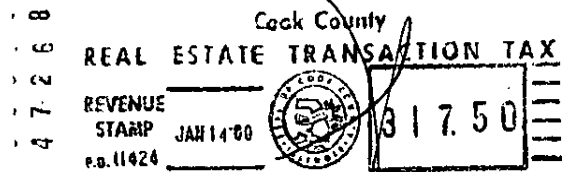
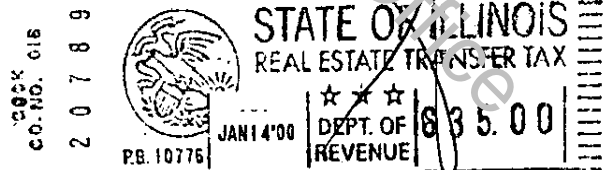
Dora Tyszka Devlin
Notary Public

Send Tax Bills To:

720-726 Randolph Associates LLC
Care of Kaiser Development
3000 Dundee Road, Suite 407
Northbrook, IL 60062

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Exhibit A

LEGAL DESCRIPTION

Lots 22 and 23 in Block 65 in Canal Trustees' Subdivision of the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 724-726 West Randolph, Chicago, Illinois

PI # 17 09 319 006 and
17 09 319 007

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions:

1. 1999 General real estate taxes not yet due and payable;
2. Encroachment of the building on Lot 22 onto the public right of way north and adjoining by approximately .54 feet, and encroachment of the building on Lot 23 on to the public right of way north and adjoining by approximately .60 feet as shown on plat of survey number 9842893 prepared by Professionals Associated Survey, Inc., dated May 12, 1998.
3. Party Wall rights of the owners of the property between lots 22 and 23 and adjoining the land, as established by agreement recorded/filed August 2, 1858 as document No. 4912, and the terms, covenants and provisions contained therein.
4. Party Wall rights of the owners of the property on the West line of Lot 24 and adjoining the land, as established by agreement in Document No. 16396997, and the terms, covenants and provisions contained therein.
5. Proceedings pending in Circuit Court as case number 99M1 401895 filed May 3, 1999 by City of Chicago against Helen Hatzis for building violation.
6. Interest of Kaiser Development, Inc. under an Agreement to Purchase the Land made with James Hatzis and James Hatzis as the Independent Executor of the Estate of Helen Hatzis, as disclosed by contract recorded November 2, 1999 as document #09027516, and of all parties claiming thereunder.

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