

WARRANTY DEED  
STATUTORY (ILLINOIS)

UNOFFICIAL COPY

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2002-05-08 13:08:52  
Cook County Recorder 25.50



(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

FM408669

The GRANTOR, NAHRAIN MICHAELS (also known as Nahrain L. Michaels), a single person, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to GRANTEE:

JUANA CRUZ-MANZANARES, married to Braulio E. Sosa

The following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Tax Index Number: 11-31-400-051-1065

Property Commonly Known As: 1930 W. Albion, Unit 1, Chicago, Illinois 60626

- Subject To
- (a) general real estate taxes not due and payable at the time of closing,
  - (b) the Condominium Property Act,
  - (c) the Declaration and the Condominium Documents,
  - (d) applicable zoning and building laws and ordinances,
  - (e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit,
  - (f) acts done or suffered by Grantee or anyone claiming through Grantee,
  - (g) utility easements, whether recorded or unrecorded,
  - (h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser

TICOR TITLE INSURANCE

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: April 12, 2002

NAHRAIN MICHAELS

NAHRAIN L. MICHAELS



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UNIT 1930-1, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF THE FOLLOWING DESCRIBED PARCEL TAKEN AS A TRACT OF LAND LYING WEST OF THE WEST LINE OF RIDGE ROAD AS WIDENED; LOT 1, ALSO LOT 1 IN THE PARTITION OF LOT 2, ALL IN THE PARTITION OF THE NORTH  $\frac{1}{2}$  OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ROBEY STREET) AND THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 70 RODS THEREOF AND WEST OF THE WEST LINE OF RIDGE ROAD AS WIDENED (EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET) ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 14, 1973 AS DOCUMENT NUMBER 22251246 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NO. 2159 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22251246, TOGETHER WITH AN UNDIVIDED 1.035 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID 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.

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