

UNOFFICIAL COPY

03060174

WARRANTY DEED 03060174

4161934 1/3

THE GRANTOR, **JAMES L. PRANGE**, married to **MARY PRANGE**, of 3614 N. Ashland Avenue, Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to **MARK SBROCCO** and **TANDRA A. SBROCCO** of 2400 N. Lakeview, #701, Chicago, IL 60614, County of Cook, State of Illinois, not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

DEPT-01 RECORDING \$23.50
 T#0011 TRAN 8922 12/23/93 13:40:00
 * - 03 - 060474
 COOK COUNTY RECORDER

THIS IS NOT THE HOMESTEAD PROPERTY OF GRANTOR.

UNIT 2837-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BURLING PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93645393, IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PIN NO: 14-28-115-017

Commonly Known as 2837-1 N. Burling, Chicago, IL 60614

Subject only to the following: if any: easements established by or implied from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Condominium Property Act; general taxes for the year 1993 and subsequent years;

There was no tenant in unit prior to sale.
 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 not in tenancy in common, but in **JOINT TENANCY** forever.

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 \$ 10.00

03060174
 2350

UNOFFICIAL COPY

Permanent Real Estate Index Number: 14-28-115-017

Address of Real Estate: 2837 N. Burling, #1
Chicago, Illinois 60614

DATED this 14th day of December, 1993.



JAMES L. PRANGE

(SEAL)

THIS INSTRUMENT Prepared by:

HAL A. LIPSHUTZ
LEVIT AND LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3313

SEND SUBSEQUENT Tax Bills to:

Mark Sbrocco
2837 N. Burling, #1
Chicago, IL 60614

MAIL TO: Ms. Kelli K. Chase
Cichocki & Armstrong, Ltd.
227 West Monroe, Suite 2030
Chicago, IL 60606-5018

STATE OF ILLINOIS)

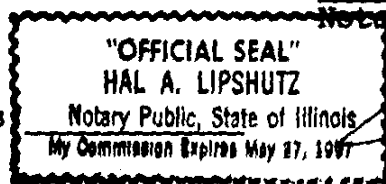
COUNTY OF C O O K)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that JAMES L. PRANGE married to MARY PRANGE, is 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of December, 1993.

Notary Public

Commission expires



03000-174