

UNOFFICIAL COPY

Form No. 108 AMERICAN LEGAL FORMS, CHICAGO, ILL.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

WARRANTY DEED Statutory (ILLINOIS) (General)

DEPT. OF REVENUE DEC-1994

915.00

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect to the instrument, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

John A. Beckett and Leslie Beckett, his wife of 1 E. Wacker Suite 1910

04011722

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 122.00 REAL ESTATE TRANSACTION TAX COOK COUNTY 61.00

of the City of Chicago of Cook County State of Illinois for and in consideration of \$100 and no/100-- DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Tracy Y. Epps, divorced and not since remarried of 618 E. 50th Place, Chicago, Illinois

the following described Real Estate situated in the County of Cook in the State of Illinois (See reverse side for legal description) hereby released and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1994 and subsequent years and

See back of Deed

COOK COUNTY, ILLINOIS FILED FOR RECORD

04 DEC -1 PM 2:59

04011722

Permanent Index Number (PIN): 20-02-304-016-0000

Address(es) of Real Estate: 4361-63 S. Greenwood Unit 3 South, Chicago, IL.

DATED this 30th day of November 1994

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) John A. Beckett (SEAL) Leslie Beckett (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

John A. Beckett and Leslie Beckett, his wife

"OFFICIAL SEAL" JAMES E. KOSTRO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4/9/98

personally known to me to be the same persons whose names 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 30th day of November 1994

Commission expires 4/9 1998

This instrument was prepared by James E. Kostro & Assoc., 4920 S. Cicero, Chicago, IL. 60638-2116

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## Legal Description

of premises commonly known as 4361-63 S. Greenwood Unit 3 South  
Chicago, Illinois

UNIT 3 SOUTH IN 4361-63 S. GREENWOOD CONDOMINIUM, AS DEDELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 AND 11 IN THE SUBDIVISION OF THAT PART OF BLOCK 1 LYING WEST OF LAKE AVENUE AND SOUTH OF A LINE 365.6 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 2 IN THE SUBDIVISION BY THE EXECUTORS OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 9426358 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROEPRTY DESCRIBED THEREIN."

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

04011722

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Tracy Epps  
(Name)  
4361- Greenwood #3S  
(Address)  
Chicago, Ill. 60615  
(City, State and Zip)

Ms. Tracy Y. Epps  
(Name)  
4361-63 S. Greenwood Unit 3S  
(Address)  
Chicago, Il. 60615  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_