

UNOFFICIAL COPY

BOX 333-CITY

125 1052

Grantor's warranties are subject to: Covenants conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways, party walls, rights and agreements; existing leases and tenancies; limitation and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for 1994 and subsequent years; and installments of regular assessments due after date of closing established pursuant to the Declaration of Condominium.

Property Address: 1624 N. St. Michaels Court, Chicago, IL 60614
Permanent Index number: 14-33-330-011-1006
See Legal Description Attached Exhibit "A"

Kathryn D. Holland n/k/a Kathryn D. Friedberg, a married person, 1345 Kajer Lane, Lake Forest, Illinois 60045 ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to Dwight O. Badger, 2123 W. Lemoyne, Chicago, Illinois ("Grantee") the following described real estate in Cook County, Illinois:

This document prepared by:
Jonathan L. Mills
Sugar, Friedberg & Pelsenthal
30 North LaSalle Street
Suite 2600
Chicago, Illinois 60602
Jonathan L. Mills
Sugar, Friedberg & Pelsenthal
30 North LaSalle Street
Suite 2600
Chicago, Illinois 60602
When recorded mail to:

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00
WARRANTY FEE
999.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00

04063598

Cook County
REVENUE STAMP DEC 21 '94
NO 11827
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEC 21 '94
DEPT. OF REVENUE
1283.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
04063598
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
12450

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STATE OF ILLINOIS
NOTARY PUBLIC

REC 21 PM 12:59

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Property of Cook County

OFFICIAL SEAL
SHERRY H KAPLAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JAN. 14, 1998

Sherry H. Kaplan
Notary Public
My commission expires: 1-14-98

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Kathryn D. Holland n/k/a Kathryn D. Friedberg, 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 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 8th day of December, 1994.

ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF COOK)
SS)

Kathryn D. Holland n/k/a Kathryn D. Friedberg
Kathryn D. Holland n/k/a Kathryn D. Friedberg

Dated this 8th day of December, 1994.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

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EXHIBIT A

LEGAL DESCRIPTION

1624 N. St. Michaels Court
Chicago, Illinois 60614

PERMANENT REAL ESTATE INDEX NO. 14-33-330-011-1006

PARCEL 1:

UNIT NUMBER 1624, IN ST. MICHAEL'S SQUARE CONDOMINIUM NUMBER 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF CERTAIN LOTS IN DIVERSEY'S SUBDIVISION OF BLOCK 54 OF CANAL TRUSTEE SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF VACATED NORTH ST. MICHAEL'S COURT 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 NUMBER 26158126 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND ZONING RESTRICTIONS RECORDED AS DOCUMENT NUMBER 26158126 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1980 AND KNOWN AS TRUST NUMBER 103019 TO RICHARD J. HOLLAND DATED NOVEMBER 1, 1982 AND RECORDED DECEMBER 8, 1982 AS DOCUMENT 26433502 FOR INGRESS AND EGRESS OVER AND ACROSS THE ACCESS AREAS AS DEFINED AND DESCRIBED IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ZONING RESTRICTIONS, RECORDED AS DOCUMENT NUMBER 26158126 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1980 AND KNOWN AS TRUST NUMBER 103019 TO RICHARD J. HOLLAND DATED NOVEMBER 1, 1982 AND RECORDED DECEMBER 8, 1982 AS DOCUMENT 26433502 FOR THE USE OF PARKING SPACE 59 AS DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "II" TO SAID DECLARATION IN COOK COUNTY, ILLINOIS

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