

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



09146819

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9516/0024 03 001 Page 1 of 3
1999-12-09 11:24:23
Cook County Recorder 25.00

THE GRANTOR(S), Carl Paoli, Bachelor, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Giorgio Pescatore (GRANTEE'S ADDRESS) 3550 N. Lake Shore Drive, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 1999 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), building lines and easements so long as they do not interfere with Purchaser's use and enjoyment of the property

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

Permanent Real Estate Index Number(s): 14-21-111-007-1486

Address(es) of Real Estate: Unit 1912, 3550 N. Lake Shore Drive, Chicago, Illinois 60657

Dated this 3rd day of December, 1999

Carl Paoli

BOX 158

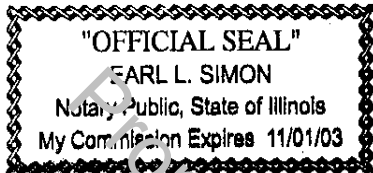
3

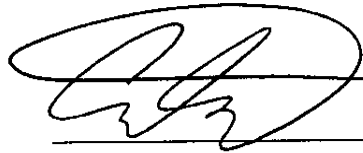
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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carl Paoli, Bachelor, personally known to me to be the same person(s) whose name(s) are 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 3rd day of December, 1999

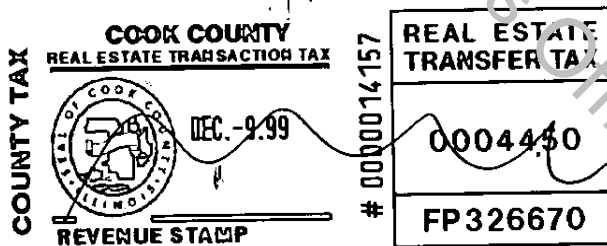
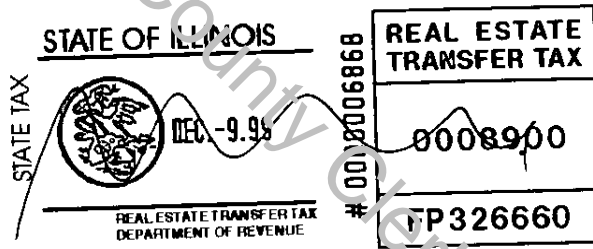



(Notary Public)


Prepared By: Earl L. Simon
5301 Dempster, Suite 200
Skokie, Illinois 60077

Mail To:
Paul W. Plotnick
9933 Lawler Ave #312
Skokie, IL 60077

Name & Address of Taxpayer:
Georgio Pescatore and
3550 N. Lake Shore Drive
Chicago, Illinois 60657



City of Chicago
Dept. of Revenue
216948
12/09/1999 10:47 Batch 03706 19



Real Estate
Transfer Stamp
\$667.50

UNIT NO. 1912 (CALLED "UNIT") AS DELINEATED ON SURVEY OF LOT 1 IN BLOCK 1 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 2 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 25 TO 37 INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK AND THE TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THE WESTERLY LINE OF NORTH SHORE DRIVE (EXCEPTING STREET PREVIOUSLY DEDICATED) IN COOK COUNTY, ILLINOIS (CALLED "PROPERTY"), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1974 AND KNOWN AS TRUST NUMBER 32679, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24132761, TOGETHER WITH AN

UNDIVIDED .094% INTEREST IN THE PROPERTY (EXCEPTING FROM SAID PROPERTY ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY); TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING.

TO HAVE AND TO HOLD THE SAME UNTO SAID PARTY OF THE SECOND PART, AND TO THE PROPER USE, BENEFIT AND BEHOOF, FOREVER, OF SAID PARTY OF THE SECOND PART SUBJECT ONLY TO: (A) GENERAL REAL PROPERTY TAXES FOR THE YEAR 1977 AND SUBSEQUENT YEARS; (B) GRANT OF EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY FOR ELECTRICAL FACILITIES RECORDED JUNE 13, 1961 AS DOCUMENT NO. 18186606; (C) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (D) ACTS DONE OR SUFFERED BY PARTY OF THE SECOND PART; (E) CONDOMINIUM PROPERTY ACT OF ILLINOIS; (F) EXISTING LEASE TO THE UNIT, IF ANY; (G) 3550 LAKE SHORE DRIVE DECLARATION OF CONDOMINIUM OWNERSHIP; (H) UNRECORDED LEASE, DATED APRIL 1, 1977, WITH BOGUE ANSWERING SERVICES, INC., FOR A PORTION OF THE FIRST FLOOR OF THE BUILDING LOCATED ON THE PROPERTY, FOR A TERM EXPIRING MARCH 31, 1981 (AFFECTING A COMMON ELEMENT ONLY); (I) UNRECORDED LEASE, DATED MARCH 18, 1976, WITH JERRY D. WINKLER, FOR A PORTION OF THE FIRST FLOOR OF THE BUILDING LOCATED ON THE PROPERTY, FOR A TERM EXPIRING MAY 31, 1981 (AFFECTING A COMMON ELEMENT ONLY); (J) UNRECORDED LEASE, DATED MARCH 24, 1977, WITH STACY McDERMOTT AND SUSAN BLOCK D/B/A ANASTASIA FOR A PORTION OF THE FIRST FLOOR OF THE BUILDING LOCATED ON THE PROPERTY, FOR A TERM EXPIRING MARCH 31, 1978 (AFFECTING A COMMON ELEMENT ONLY); (K) LEASE AND LICENSE AGREEMENT, DATED NOVEMBER 30, 1974 AND RECORDED SEPTEMBER 2, 1975 AS DOCUMENT NO. 23206281, BY AND BETWEEN ROMANEK-GOLUB & COMPANY AND HUGHES ENTERPRISES, INC., FOR THE LAUNDRY ROOM LOCATED ON A PORTION OF THE TWENTY-EIGHTH FLOOR OF THE BUILDING LOCATED ON THE PROPERTY, FOR A TERM EXPIRING NOVEMBER 30, 1981 (AFFECTING A COMMON ELEMENT ONLY).