

Doc # 63-54-575  
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Unit C

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WARRANTY DEED

FREDERICK P. ZUSPAN and MARY JANE ZUSPAN, his wife, (hereinafter called "Grantors") formerly of 1818 Lake Shore Drive, Long Beach, Indiana, and Unit 4814, 175 East Delaware Place, Chicago, Illinois, and now of 2399 Coventry Road, Upper Arlington, Columbus, Ohio, for and in consideration of thirty-eight thousand five hundred dollars (\$38,500.00) in hand paid CONVEY and WARRANT to JOSELITA C. MANALAC, a spinster, (hereinafter called "Grantee") of 1636 North Wells, Chicago, Illinois the following described real estate situated in the County of Cook and State of Illinois, to wit:

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Unit 814 of the 175 East Delaware Place Condominium as delineated on survey of the following described parcels of real estate (hereinafter referred to collectively as "Parcel"):

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Parcel 1:

Parts of the land, property and space below, at and above the surface of the earth, located within the boundaries projected vertically upward and downward from the surface of the earth, of a parcel of land comprised of Lot 17 (except the east 16 feet thereof) and all of Lots 18 to 28 inclusive, in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Also Parcel 2:

Lots 1 to 4 inclusive, in County Clerk's Division of the West 300 feet of that part of Lots 16, 17, 18 and 19 of Block 14 lying east of the Lincoln Park Boulevard in the Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, conveyed by Deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 30, 1973 as Document 22418957, from John Hancock Mutual Insurance Company, a Massachusetts corporation, to La Salle National Bank, a national banking association, not individually, but as Trustee under a Trust Agreement dated February 15, 1973 and known as Trust No. 45450,

which survey (hereinafter called "Survey") is attached as Exhibit "A" to the Declaration of Condominium Ownership, Easements, Restrictions, Covenants and By-Laws for 175 East Delaware Place, Chicago, Illinois (hereinafter called "Declaration"), made by La Salle National Bank, a national banking association, as Trustee under a Trust Agreement dated February 15, 1973 and known as Trust No. 45450 and recorded on August 10, 1973 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434263; together with an undivided .10082 percent interest in the Parcel (excepting from the Parcel all of the property and space comprising all Units as defined and set forth in the Declaration and Survey).

Grantors also hereby grant to Grantee, her successors and assigns, all rights and easements appurtenant to the real estate hereby conveyed, including all rights and easements for

for/the

CITY OF CHICAGO  
REGISTERED TRANSMITTAL  
34000

STATE OF ILLINOIS  
REAL ESTATE TRANSMITTAL

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JAN 27 '75 3 01 PM

*William R. Olson*  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

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for/the

the benefit of said real estate set forth in the following:

- a) The Declaration.
- b) The Survey.
- c) The Deed (hereinafter called "Deed") from John Hancock Mutual Life Insurance Company, a Massachusetts corporation, to La Salle National Bank, a national banking association, of Chicago, Illinois, as Trustee, recorded on July 30, 1973 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22418957.
- d) The Operating Agreement (hereinafter called "Operating Agreement") between John Hancock Mutual Life Insurance Company and The 175 East Delaware Place Homeowners Association, recorded on August 10, 1973 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434264.
- e) Declaration of Zoning Restrictions recorded on July 30, 1973 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22418956.

Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois!

This conveyance is expressly made subject to the following:

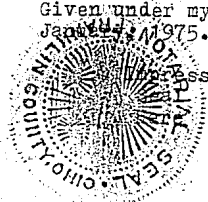
- a) General real estate taxes for 1974 and subsequent years.
- b) Zoning and building laws or ordinances.
- c) The Condominium Property Act of Illinois.
- d) Covenants, conditions, and restrictions of record.
- e) Private, public, or utility easements.

DATED THIS 6 DAY OF JANUARY 1975.

*Fredrick P. Zuppan*  
FREDERICK P. ZUSPAN

*Mary Jane Zuppan*  
MARY JANE ZUSPAN

State of Ohio, County of Franklin ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FREDERICK P. ZUSPAN and MARY JANE ZUSPAN, his wife, 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 20 day of January, 1975. My commission expires Bernice A. Brown

1531 W. Lane Ave  
Columbus Ohio 43220

BERNICE A. BROWN  
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO  
MY COMMISSION EXPIRES MAY 29, 1978

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Mail Dead and Subsequent Tax bills to:  
Joselita C. Manalac M.D.  
Unit 4814  
175 East Delaware Place  
Chicago, Illinois

Address of Property:  
Unit 4814  
175 East Delaware Place  
Chicago, Illinois  
(The above address is for statistical purposes only.)

*This deed prepared by Damien T. Wynn, Attorney  
Suite 7-170 Marsh Bank, Chicago, Ill 60654*