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GEORGE E. COLE®

No. 808 000 K90 OURTY. ILLINOIS FILED FOR RECORD

WARRANTY DEED

OCT 18 9 50 AH '78

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RECORDER OF DEEDS *23675234

Statutory (ILLINOIS) (Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR S, Rouben T. Terzian and Nina T. Terzian, his wife, of the <u>City</u> of <u>Chicago</u> County of <u>Cook</u> for and in consideration of <u>Ten</u> (\$10.00) and other good and valuable consideration, Illinois DOLLARS, in hand paid, Steven Dukker, of 175 East Delaware CONVEY ____ and WARRANT ____ to _

of th City of Chicago State of Illinois Cook ___ County of _ Cook the following described Real Estate situated in the County of _ State of Linnois, to wit:

Unit 7002 of the 175 East Delaware Place Condominium as delireated on Survey of the following described parcels of real estate (hereinafter referred collectively as Parcel): parts of the lari, 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 Suddivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South fractional 1/4 of fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois, also Lots 1 to 4 inclusive, in County (lests' 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 1/4 of fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, correyed by deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 50, 1973 as Document 22418957, from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to La Salle National Bank, a national banking association, not individually but as Trustee under Trust Agreement dated February 15, 1973 and known as Trust No. 45450, which Survey is attached as Exhibit 'A' to the Declaration of Condominium Ownership, Easements, Postrictions, Covenants and By-laws for 175 East Delaware Place, Chicago, Illinois, made by La Salle National Bank, a national banking association, as Trustee under 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 22434263, together with an undivided 0.17815 percent interest in the Parcel (excepting from the Parcel all the property and space comprising all the units as defined and set forth in the

Grantor also hereby grants to Grantee, his successors and assigns, all rights and easements appurtenant to the real estate hereby conveyed, including all rights and easements for the benefit of said real estate as follows: (1) The Declaration; (2) The Survey; (3) The Deed from John Hancock Mututal Life Insurance Company, a Massachusetts corporation, to Grantor recorded on July 30, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22418957; (4) The Operating Agreement between John Hancock Mutual Life Insurance Company and the 175 East Delaware Place Homeowners Association, an Illinois not-for-profit corporation, recorded on August 10, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434264; and (5) 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.

Declaration and Survey) all in Cook County, Illinois.

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conditions and restrictions of record, terms, provisions, covenants, and conditions, of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easuments including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways if any; encroachments, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium rroperty Act; special taxes; any unconfirmed special tax or a sessment; general taxes for the year 1976 and subsequent years; and in tallments due after the date of closing of assessments established presuant to the Declaration of Condohereby releasing and waiving all rights under and b virtue of the Homestead Exemption Laws of the State

	DATED this	8th	day of	October	19 76
	June 1	arin	— (Seal)		July Seal
PLEASE	Nina T. Ter	zián			czian
PRINT OR TYPE NAME(S)	The decision commenced to the control of the contro				
BELOW			(Seal)		(Seal)
Signature(S)	*				
State of Illin and for said C	ois, County of County, in the State afor and	esaid, DO HER Nina T. Te	SEBY CERTIL erzian, h	I the undersigned. Y that Rouben is wife,	a Notary Public in T. T€12ian
D SE	personally subscribe and ackno	y known to me to d to the forego owledged that	o be the same ping instrument they, signed	personS whose nam , appeared before me I, sealed and delivered act, for the uses and p	es are this day in person, the said instrument
1.4	forth, incl	luding the relea-	se and waiver	of the right of homest	ead.
Given under	monand and official se	sal, this	14#	day ofOctob	er 19.76
Commission	expires Dicim	la 15. 197	9 Ú	elli E Leon	
	expires Decem	· · · · · · · · · · · · · · · · · · ·	U	Ilian = herin	NOTARY POHEN
This instr	ument was prepared	ared by Ri	chard A.	Prince, Anton	ow & Fink,

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