

UNOFFICIAL COPY

(Individual to Individual)

(The Above Space For Recorder's Use Only)

17-03-220-020-1253

THE GRANTOR Robert L. Broom and Jean M. Broom, his wife
Unit 8-C, 860 U.N. Plaza 24 252 992
of the New York City of New York County of New York State of New York
for and in consideration of Ten and no/00 DOLLARS,
and other good and valuable consideration in hand paid,
CONVEY and WARRANT to Neva Krohn, a widow and not remarried,
residing at 175 E. DELAWARE, CHICAGO, ILLINOIS (NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit: [See attached Legal description Rider]
This conveyance is subject only to the following:

- a) Covenants, conditions and restrictions of record, terms provisions, covenants and conditions of the Declaration of Condominium and all amendments;
- b) private, public and utility easements including any easements established or implied from the Declaration of Condominium or amendments thereto;
- c) roads and highways;
- d) encroachments;
- e) party wall rights and agreements;
- f) limitations and conditions imposed by the Condominium Property Act;
- g) special taxes or assessments for improvements not yet completed
- h) any unconfirmed special tax or assessment;
- i) installments not due at the date hereof or any special tax on assessment or improvements heretofore completed;
- j) general taxes for the year 1977 and subsequent years.

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

DATED this 16th day of December, 19 77

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

(S) Robert L. Broom (Seal) Robert L. Broom (Seal)

(S) Jean M. Broom (Seal) Jean M. Broom (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 Robert L. Broom and Jean M. Broom, his wife

personally known to me to be the same person whose name _____ 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 16th day of December,

Commission expires August 29, 1979

This instrument was prepared by David L. Doyle, 200 E. Randolph Drive, Box 5910-A, Chicago, Ill. 60680 (NAME AND ADDRESS)

MAIL TO: KATHLEEN FELD ORL (Name)
2 IBM PLAZA, SUITE 4640 (Address)
CHICAGO, ILL. 60611 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

ADDRESS OF PROPERTY: Unit 5620, 175 E. Delaware

Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
UNIT 5620, 175 E. DELAWARE (Name)
CHICAGO, ILL (Address)
Mrs NEVA KROHN (Address)

BOX 533

6580390
DATE

AFFIX "RIDERS" OR REVENUE STAMPS HERE

RECEIVED
COUNTY CLERK
COOK COUNTY
CHICAGO, ILLINOIS
DEC 19 1977
REVENUE
\$ 95.00

DOCUMENT NUMBER
24 252 992

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Legal Description Rider

Attached to and by reference made a part of the Warranty Deed dated December 16, 1977 from Robert L. Broom and Jean M. Broom to Neva Krohn

UNIT 5620 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED COLLECTIVELY AS PARCEL): 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 $\frac{1}{4}$ 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 CLERKS' 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 $\frac{1}{4}$ OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONCEDED 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 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, RESTRICTIONS, 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 .14363 PER CENT INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS, TOGETHER WITH SAID GRANTORS' INTEREST IN THE 175 EAST DELAWARE PLACE HOMEOWNERS ASSOCIATION AN ILLINOIS NOT-FOR-PROFIT CORPORATION.

Property

24 232 992
K's Office

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
FILED FOR RECORD
DEC 20 9 AM '77

RECORDED OF DEEDS
*24252992

END OF RECORDED DOCUMENT