

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 808  
July, 1967

*William H. Steinberg*  
RECORDED BY

WARRANTY DEED COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Statutory (ILLINOIS) JUL 26 '79 10 17 AM

25070052

\* 25070052

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTORS JAMES H. KLEIN AND JUDITH C. KLEIN, HIS WIFE,

of the CITY of CHICAGO County of COOK State of ILLINOIS  
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS,

in hand paid,  
CONVEY and WARRANT to WILLIAM CRAIG FOWLER AND CHRISTY SEIP  
FOWLER, HIS WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

of the CITY of CHICAGO County of COOK State of ILLINOIS  
the following described Real Estate situated in the County of COOK in the  
State of Illinois, to wit: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; general taxes for the year 1978 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1979; covenants and restrictions of record in an Agreement recorded February 16, 1891 as Document 1,420,016 for a party wall between sub lots 5 and 6 in subdivision of lot A in block 1 in Catholic Bishop Subdivision aforesaid (affects Parcel 1); covenants and restrictions of record in an Agreement recorded March 1, 1900 as Document 2,931,005 relating to ordinance by City Council of Chicago, of November 30, 1899 regarding North State Street fronting premises in the caption and other lots as a boulevard and the upkeep of the same, etc. (affects Parcel 1) and covenants, agreements, undertaking, terms, limitations, powers, restrictions and provisions special and general, contained in an agreement of the property owners on North State Street from Burton Place to North Avenue with Commissioners of Lincoln Park, for improvements, maintenance and repair, recorded March 1, 1900, as Document 2,931,005.

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

DATED this 25TH day of JUNE 1979

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

*James H. Klein* (Seal) *Judith C. Klein, by James H. Klein* (Seal)  
JAMES H. KLEIN JUDITH C. KLEIN, BY JAMES H. KLEIN  
PURSUANT TO A POWER OF ATTORNEY

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 JAMES H. KLEIN AND JUDITH C. KLEIN, HIS WIFE,

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 27th day of June 1979

Commission expires Sept 26 1979 *William H. Steinberg*  
NOTARY PUBLIC

PREPARED BY: ELIAS MATSAKIS, 110 N. WACKER, CHICAGO, ILLINOIS 60606

MAIL TO: W. Craig Fowler (Name)  
3100 Prudential Plaza (Address)  
Chicago, Illinois 60601 (City, State and Zip)

ADDRESS OF PROPERTY:  
1540 N. STATE PARKWAY, UNIT 15A  
CHICAGO, IL 60610

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

SEND SUBSEQUENT TAX BILLS TO:  
WILLIAM CRAIG FOWLER (Name)  
1540 N. STATE PARKWAY (Address)  
UNIT 15A

OR

RECORDER'S OFFICE BOX NO. 15

AFFIX "RIDERS" OR REVENUE STAMPS HERE

12<sup>00</sup>

DOCUMENT NUMBER  
25070052

1973  
Auntie POTZ 1320 84 call

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## LEGAL DESCRIPTION

UNIT NO. 15A AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

PARCEL 1: SUB LOT 6 OF LOT A IN BLOCK 1 IN SUBDIVISION OF LOT A IN BLOCK 1 AND OF LOT A IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION; ALSO

PARCEL 2: LOTS 7 AND 8 IN THE SUBDIVISION OF LOT A IN BLOCK 1 IN THE SUBDIVISION BY THE CATHOLIC BISHOP OF CHICAGO OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO ALL IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SAID SURVEY IS ATTACHED AS EXHIBIT A TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED APRIL 10, 1973, AND KNOWN AS TRUST NO. 77754, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 22,947,005.

TOGETHER WITH AN UNDIVIDED 1.659% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

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POWER OF ATTORNEY

I, Judith C. Klein,  
do hereby appoint and constitute my husband, James  
H. Klein, as my lawful attorney in fact and grant to  
him a Power of Attorney and otherwise authorize him  
to execute any and all documents as are necessary  
to convey and transfer our interest in our  
condominium unit #15A , commonly known as unit #15A,  
1540 North State Parkway, Chicago, Illinois, to Mr.  
and Mrs. Craig Fowler and to do all other acts  
necessary or incidental thereto. This Power of  
Attorney shall expire on July 10, 1979.

PNTF 13708Y

Judith C. Klein

COMMONWEALTH OF MASSACHUSETTS

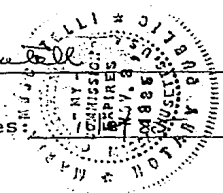
Suffolk, ss.:

June 27, 1979

Then personally appeared the above-named Judith C. Klein  
and acknowledged the foregoing to be her free act and  
deed, before me,

Maria Mosca  
Notary Public

My Commission Expires:



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★ 0298333 CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ JUL 1978 ★  
★ 110.00 ★

CASH COL. CHIC 29700 STATE OF ILLINOIS ★  
★ REAL ESTATE TRANSFER TAX ★  
★ JUL 1978 ★  
★ DEPT. OF REVENUE ★  
★ 41.00 ★

#2947  
DATE \$ 41.00 PAID. #41.00  
C.C.T. REV. STAMP  
7-12-79 149

250700532

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

END OF RECORDED DOCUMENT