

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

NO. 808
April, 1980

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

C-4055

26771864

CAUTION Consult a lawyer before using or acting under this form
All warranties, including merchantability and fitness, are excluded

THE GRANTORS, Rouben Terzian and Nina T.
Terzian, his wife,

of the City of Chicago County of Cook
State of Illinois for and in consideration of
TEN (\$10.00)

and other valuable consideration in hand paid,
CONVEY and WARRANT to
K. Wayne Smith, 510 Merchandise Mart Plaza,
Chicago, Illinois 60654



240.00

(The Above Space For Recorder's Use Only)

NAME AND ADDRESS OF GRANTEE
the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

9 SEP 23 3:5

Subject to: (a) covenants, conditions and restrictions of record;
(b) terms, provisions, covenants, and conditions of the Declaration
of Condominium and all amendments thereto; (c) Private, public and
utility easements, including any easements established by or implied
from the Declaration of Condominium and all amendments thereto, and
roads and highways, if any; (d) party wall rights and agreements,
if any; (e) limitations and conditions imposed by the Condominium
Property Act; (f) special taxes or assessments for improvements not
yet completed; (g) any unconfirmed special tax or assessment; (h)
installments not due at July 25, 1983 or any special tax or assess-
ment for improvements heretofore completed; (i) general taxes for
1983 and subsequent years; and (j) installments due after September
8, 1983 for assessments established pursuant to the Declaration
of Condominium.

C-4055

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

DATED this 8th day of September, 1983

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Nina T. Terzian (SEAL) Rouben Terzian (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 Rouben Terzian and Nina T. Terzian, his wife,

personally known to me to be the same person whose names 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 8th day of September, 1983

Commission expires August 13 1986
Notary Public: Marlene Kusch

This instrument was prepared by Antonow & Fink, 111 E. Wacker Dr., Chicago, IL 60601

PAUL F. HANZLIK (Name)
SUITE 5200 (Address)
THREE FIRST NATIONAL PLAZA (Address)
CHICAGO, IL 60602 (City, State and Zip)

ADDRESS OF PROPERTY: Units 6404 and 6405, 175 E. Delaware Place, Chicago, IL 60611
SEND SUBSEQUENT TAX BILLS TO: K. Wayne Smith, Units 6404 and 6405, 175 E. Delaware Place, Chicago, IL 60611

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
180.00
DEPT. OF REVENUE SEP. 1983
PB 11122
04931

OR RECORDER'S OFFICE BOX NO. 169

OL

Warranty D
INDIVIDUAL TO INDIVIDUAL

EXHIBIT A

UNIT NO. 6404 AND 6405 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCELS"):

PARTS OF THE LAND, PROPERTY AND SPACE BELOW, AT AND ABOVE 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 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 1 TO 4 INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16 TO 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, 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 NO. 2241857 FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A MASSACHUSETTS CORPORATION, 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 NUMBER 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 (HEREINAFTER CALLED "DECLARATION"), RECORDED AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2242463 TOGETHER WITH AN UNDIVIDED .16644 AND .20854 PER CENT 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) IN COOK COUNTY, ILLINOIS

26771864

END OF RECORDED DOCUMENT