

# UNOFFICIAL COPY

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1986 DEC 31 PM 5:04  
WARRANTY DEED

86631162

11.00

THIS INDENTURE, made this 22nd day of December, 1986, between JOSH P. NOVIC / a bachelor and ARTHUR S. NOVIC, / parties of the first part, and RICHARD NUGEN, party of the second part. married to Betty Novic

WITNESSETH, that the said party of the first part, for and in consideration of the sum of ten dollars and no/100 (\$10.00) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents do remise, release, alien and convey unto the said party of the second part, and to his heirs and assigns FOREVER, all the following described land, situate in the County of Cook and State of Illinois, known and described as follows, to wit:

Unit No. 1314-1, in The 56th & Kimbark Condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lots 13, 14, 15 and 16 in Block 60 in Hopkin's Addition to Hyde Park, a Subdivision of the West 1/2 of the North East 1/4 of Section 14, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit D to Declaration of Condominium made by 56th & Kimbark Association, an Illinois not-for-profit corporation and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 25385096, together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to party of the second part, and the successors and assigns of the party of the second part, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, which party of first part does have.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant, if any, of the Unit conveyed hereby, has either waived or has failed to exercise his right of first refusal to purchase said Unit or had no such right of first refusal pursuant to the Illinois Condominium Property Act and the Municipal Code of the City of Chicago.

This Deed is subject to:

1. General real estate taxes for 1986 and subsequent years.
2. The land is located within the Hyde Park-Kenwood Neighborhoods redevelopment area established pursuant to the provisions of the Neighborhood Redevelopment Corporation Act.

Dec 19 10 12 00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
195.00

DEPT. OF REVENUE  
DEC 31 1986

STATE OF ILLINOIS  
DEPT. OF REVENUE  
1986  
10-30  
REAL ESTATE TRANSACTION TAX  
Cook County  
1986

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10-14-201-079-1059 M<sup>11</sup>  
Unit 1314-1  
314 E 56th St  
Chgo, Ill.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments, and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

And the said party of the first part, for themselves and their successors, does covenant, promise and agree, to and with the said party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recired; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

STATE OF ILLINOIS) ss.  
COUNTY OF COOK )

AN Arthur S Novic (SEAL)  
AND Betty Novic (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur S. Novic and Betty Novic, his wife

personally known to me to be the same persons 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 2nd day of Dec., 1986.

Commission expires \_\_\_\_\_, 19\_\_\_\_\_.

HELEN C. BELL  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 19, 1987

Helen C. Bell  
Notary Public

This instrument was prepared by: Robert A. Kahn, Suite 3018, 180 N. LaSalle Street, Chicago, Illinois 60601

Mail to: Masuda, Funai, Eifert & Mitchell, Ltd.  
134 North LaSalle Street  
17th Floor  
Chicago, Illinois  
Att: Bryan Funai

BOX 300 - C  
D2

Send subsequent tax bills to: Richard Nugen  
4250 4th Avenue  
San Diego, California 92103

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