

WARRANT DEED
Statutory (ILLINOIS)
(Individual to Individual)

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47674

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Azike A. Ntephe, a bachelor
1310 E. 54th St., 3w, Chicago,
Illinois

87547674

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten and 00/100

and other good and valuable consideration in hand paid,
CONVEY and WARRANTS to
Loretta L. Booker, a widow
5200 Blackstone, Chicago, Illinois

(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 attached Legal Description Rider

Subject to: Covenants, 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 easements,
including any easements established by or implied from the Declaration
of Condominium or amendments thereto, if any, and roads and highways, if
any; party wall rights and agreements, if any; limitations and conditions
imposed by the Condominium Property Act; Special or assessments for
improvements not yet completed; any unconfirmed special tax or assessment;
installments not due at the date hereof for any special tax or assessment
for improvements heretofore completed; general taxes for the year 1987
and subsequent years; installments due after the date of closing assessments
established pursuant to the Declaration of Condominium.

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

Permanent Real Estate Index Number(s): 20-11-414-030-1003

Address(es) of Real Estate: 1310 E. 54th St., 3W, Chicago, Illinois 60615

DATED this 24th day of September 1987

PLEASE PRINTOR X Azike A. Ntephe (SEAL) (SEAL)
TYPE NAME(S) Azike A. Ntephe
BELOW (SEAL) (SEAL)
SIGNATURE(S)

State of Calif Orange ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
Azike A. Ntephe, a bachelor



personally known to me to be the same person whose name is subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that he signed, sealed and delivered the said instrument as his
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 24th day of September 1987

Commission expires 4-7 1989 Mary Lou Burrows
NOTARY PUBLIC

This instrument was prepared by John M. Donohue, 1603 Orrington, Evanston, Illinois 60201
(NAME AND ADDRESS)

MAIL TO: WAYNE S. SHAPIRO (Name)
155 N. MICHIGAN #715 (Address)
CHICAGO, IL 60601 (City, State and Zip)

MAIL TO: LORETTA L. BOOKER (Name)
1310 E. 54th St (Address)
CHICAGO IL 60615 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

AFFIX "RIDERS" OR REVENUE STAMPS HERE
87547674

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

DEPT-01 117.25
T40003 TRAM 0251 10/08/87 09:30:00
#0689 1 C #--87-547674
COOK COUNTY RECORDER

87-547674

13⁰⁰ MAIL

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE OCT-787
00491
32.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE OCT-787
00491
32.50
STATE OF ILLINOIS
OCT-787 DEPT OF REVENUE
PB 10687
73246
COOK CO. NO. 015

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE OCT-787
004140
325.00

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Unit 31 (W) in the 1310 - 12 East 54th Street Condominium as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

LOT 21 IN BLOCK 27 IN KIMBARK'S ADDITION TO HYDE PARK IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY EUGENE G. MASON AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24266635; TOGETHER WITH AN UNDIVIDED 16.82% INTEREST IN SAID "PARCEL" (EXCEPTING FROM SAID "PARCEL" ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY; ALSO AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NUMBER G1 (E) AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office
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1/1/2025