

WARRANTY DEED
State of ILLINOIS
(Individual to Individual)

UNOFFICIAL COPY

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87330896

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 BEVERLY STEEL GUIN, divorced and not since remarried

of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and no/100s

(\$10.00) DOLLARS, in hand paid,

CONVEY S and WARRANT S to

WILLIAM D. MATHEWSON, a married man P.O. Box 1225,

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit

Unit 1807 as delineated on survey of the following described property (hereinafter referred to as "Parcel").

All of Lots 2 and 3 and that part of Lot 1 lying West of a Line 12 Feet East of and Parallel to the most Westerly line of said Lot 1, and said most Westerly line extended, and all of Lots 37, 38, 39, 40, 41 and 42 (except the East 33 Feet of said Lot 42) in Lake Shore Drive Addition to Chicago, a Subdivision of part of Blocks 14 and 20 in Cana Trustees' Subdivision of the South fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium ownership for plaza on DeWitt Condominium Association, dated September 12, 1975 and recorded September 17, 1975 as Document 23225147 together with an undivided .221 percent interest in said Parcel (except from said Parcel all the property and space comprising all the units thereof) all in Cook County, Illinois.

SUBJECT TO: (See attached Exhibit "B") 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): 17-03-222-023-1189

Address(es) of Real Estate: 260 E. Chestnut, Unit 1807, Chicago, Illinois

DATED this 11 day of June 19 87

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) BEVERLY STEEL GUIN (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

BEVERLY STEEL GUIN, divorced and not since remarried 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 11 day of June 19 87

Commission expires 12 - 2 19 87 Richard Shopiro, Esquire NOTARY PUBLIC

This instrument was prepared by Sulzer & Shopiro, Ltd., 20 N. Clark Street, Chicago, IL (NAME AND ADDRESS)

MAIL TO: Susan P. Zeller (Name) 20 N. CLARK #808 (Address) CHICAGO, IL 60602 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: William D. Mathewson (Name) 260 E. Chestnut, Unit 1807 (Address) Chicago, IL (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

DEPT-01 RECORDING

T#1111 TRAM 3577 06/17/87 #0282 # 4 31-437- COOK COUNTY RECORDS

(The Above Space For Recorder's Use Only)

COOK COUNTY REAL ESTATE TRANSACTION TAX 50.00 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 00.05

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 500.00

12-25

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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EXHIBIT "B"

SUBJECT TO:

- a. General real estate taxes not yet due and payable; special assessments confirmed after this contract date; building, building line and use of occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals and drain tile, pipe or other conduit, if the property is other than a detached, single family home; party walls, party wall rights and agreements, covenants conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable, installments of assessments due after the time of possession and easements established pursuant to the Declaration of Condominium.
- b. The performance of all the covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's obligation to deliver the deed aforesaid.

County Clerk's Office

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