

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

UNOFFICIAL COPY

88136402

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 of fitness for a particular purpose.

THE GRANTORS, IRWIN A. HERMAN and  
SHIRLEY N. HERMAN, his wife

of the City of Chicago County of Cook  
State of Illinois for and in consideration of  
Ten and no/100ths (\$10.00)

DOLLARS, and  
other good and valuable consideration, hand paid,  
CONVEY and WARRANT to STEPHEN FEE,  
a bachelor, 3329 West Warner, 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:

Legal description as described in Exhibit A attached hereto  
and made a part hereof

Subject to such exceptions as described in Exhibit B attached  
hereto and made a part hereof

PIN 13-14-118-065-0000  
Property Address: 4528 North Lawndale, Chicago, Illinois

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
750.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
750.00

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

DATED this 28 day of March 19 88

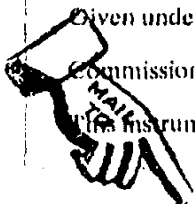
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
IRWIN A. HERMAN (SEAL)  
SHIRLEY N. HERMAN (SEAL)

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 IRWIN A. HERMAN and SHIRLEY N. HERMAN, his wife

"OFFICIAL SEAL"  
Notary Public, State of Illinois  
My Commission Expires 8/4/91

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 28 day of March 19 88  
Commission expires 8/4/91



This instrument was prepared by Henry M. Morris, Rosenthal and Schanfield, 55 East Monroe, Suite 4620, Chicago, IL 60603

MAIL TO: Stephen Fee (Name)  
4528 North Lawndale (Address)  
Chicago, Illinois (City, State and Zip)

ADDRESS OF PROPERTY: 4528 North Lawndale Chicago, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

AFFIX RID

88136402

45993 10/10/88

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Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

30041100

Property of Cook County Clerk's Office

30041100

# UNOFFICIAL COPY

## EXHIBIT A

The South 40 feet of the North 351 feet and 11 5/8ths inches of the West 141 feet of the East 174 feet of the North West 1/4 of the South East 1/4 of the North West 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian (Except from said premises that portion thereof taken or used as an alley), in Cook County, Illinois.

Property of Cook County Clerk's Office

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## EXHIBIT B

Subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special taxes or assessments; (g) any special tax or assessment for improvements heretofore completed; (h) mortgage or trust deed, if any; general taxes for the year 1987 2nd installment and subsequent years.

Property of Cook County Clerks Office

RECORDERS 14 25  
TAX 1987 04/04/88 13:02 00  
# B \* 88-136402  
COOK COUNTY RECORDER

88136402

88-136402

14.25

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK Ill. ss.

Irwin A. Hebron, being duly sworn on oath,  
states that he resides at 4628 North Lawndale, Chicago, Illinois

and that the attached deed is not in violation of  
Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following  
reasons:

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)  
-OR-  
the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

88136402

AFFLIANT further states that he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

This 1st day of April, 19 88.

[Signature]  
Notary Public

