

WARRANT DEED
Statutory (ILL. REV. STAT.)
(Individual to Individual)

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88349871

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.

856110175

THE GRANTOR S JOHN W. DOWLING and
GERALDINE R. DOWLING, his wife

of the City of Chicago County of Cook
State of Illinois for and in consideration of

DEPT-01

\$12.25

TEN AND NO/100----- (\$10.00) DOLLARS,
and other good and valuable consideration

184444 TRAN 1342 08/04/88 10:15:00
#3523 # D * - 38 - 349871
COOK COUNTY RECORDER

CONVEY and WARRANT to

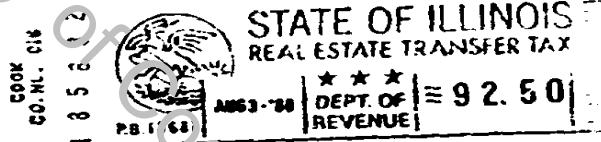
MAJID GHEISSARI
2 East Oak Street, Unit #1410
Chicago, IL

(The Above Space For Recorder's Use Only)

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

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

88-349871



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PERMANENT INDEX NUMBER: 17-03-102-043-1010
COMMONLY KNOWN AS: 1430 N. Astor, Unit #7A, Chicago, IL

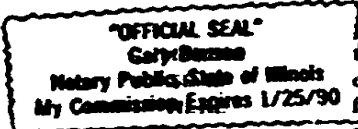
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 12th day of July 1988

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

JOHN W. DOWLING (SEAL) GERALDINE R. DOWLING (SEAL)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN W. DOWLING and GERALDINE R. DOWLING, his wife



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 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 22nd day of July 1988:

Commission expires 1/25/90

This instrument was prepared by GARY S. BENSON, ATTY. AT LAW, 2615 N. Sheffield, Chicago, IL 60614

\$12.00 MAIL

MAIL TO: Nick Esposito, Esposito & Heuel, 79 West Monroe Street - #1010, Chicago, IL 60603

ADDRESS OF PROPERTY: 1430 N. Astor, Unit 7A, Chicago, IL. THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSE ONLY AND IS NOT A PART OF THIS DEED. COUNTY OF COOK, ILLINOIS

COOK COUNTY REAL ESTATE TRANSACTION TAX 92.50
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 1387.50
DEPT. OF REVENUE AUG 31 88

OR RECORDER'S OFFICE BOX NO

Address

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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Unit No. 7A as delineated on the survey of the following described Parcel of real estate (hereinafter referred to as "Parcel"): Lots 11, 12, 13, and 14 in Block 3 in Catholic Bishop of Chicago Lake Shore Drive Addition, being a subdivision of the North 18.83 chains of the North fractional 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 and By-Laws, Easements, Restrictions and covenants for Astor Villa Condominium made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated July 12, 1972, and known as Trust No. 76964, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Instrument No. 22511115; together with an undivided 1.8794% interest in the Parcel (excepting from the Parcel all the property and space comprising all of the units thereof as defined and set forth in said Declaration and Survey).

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 taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof or any special tax or assessment for improvements heretofore completed; general real estate taxes for 1987 2nd Installment, and subsequent years; installments due after the date of closing assessments established pursuant to the Declaration of Condominium and to By-Laws.

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PERMANENT INDEX NUMBER: 17-03-102-033-1010
COMMONLY KNOWN AS: 1430 N. Astor Street, Unit 7A, Chicago, IL

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