

WARRANTY DEED
State of Illinois (Individual to Individual)

UNOFFICIAL COPY

88352137

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71.72.845 D Cook

THE GRANTOR, VINCENT P. VAN NEVEL, divorced and not since remarried

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

and other, good valuable consideration in hand paid, CONVEY and WARRANT to PHILIP E. DAVIS, 5149 Willow Grove Place North, Dublin, Ohio 43017

88352137

12.00

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS
RECORDERS DEPARTMENT
RECORDS

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook State of Illinois to wit:

UNIT 3D AS DELINEATED ON SURVEY OF LOT 7 AND THE WEST 30 FEET OF LOT 6 IN BLOCK 4 IN PELIG-HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 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 MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 46019, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23681720, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: The conditions and restrictions contained on Exhibit A attached hereto and made a part hereof.

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): 14-21-103-028-1008

Address(es) of Real Estate: 651 West Sheridan Road #3D, Chicago, IL 60613

DATED this 5th day of August 1988

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

(SEAL) Vincent P. Van Nevel (SEAL)
(SEAL) Vincent P. Van Nevel (SEAL)

Cook County
REAL ESTATE TRANSACTION TAX
88352137
AFFIDAVIT OF RECORDERS REVENUE STAMPS HERE

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
027174
REVENUE AND SALES TAX

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 VINCENT P. VAN NEVEL, 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 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 5th day of August 1988

Commission expires 19 [Signature] NOTARY PUBLIC

This instrument was prepared by Tom D. Wippman, PEDERSEN & HOUP, 180 N. LaSalle Ste. 3400, Chicago, IL 60601 (NAME AND ADDRESS)

MAIL TO { CHARLOTTE ZIPORYN (Name) 1324 W. ALBION, 1E (Address) Chgo, IL 60626 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO Philip E. Davis (Name) 651 West Sheridan, #3D (Address) Chicago, Illinois 60613 (City, State and Zip)

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

1. Liquor restrictions contained in Warranty Deed from Edward T. Storesbury to John Francis McGuire dated February 11, 1895 as Document 2181246.
2. Easement for light, air and passage over the East 8 feet of the land referred to in a Warranty Deed from Jacob Vilhon and his wife to Charles Janisch and Henry Janisch dated August 16, 1922 and recorded as Document 7618095 conveying Lot 6 (except the West 30 feet thereof) and other property.
3. Restrictions contained in Deed recorded April 20, 1896 as Document 2375377 prohibiting the sale of any beer, wine or intoxicating liquors on said land or in any building erected thereon or the keeping of any saloon or beer gardens.
4. Easement recorded September 28, 1973 as Document 22494822, granting to the Illinois Bell Telephone Company and the Commonwealth Edison Company, their successors and assigns, the right for public utility purposes to install their respective electric facilities and communication facilities in and upon the land, and the right to operate, maintain, repair, renew, replace and remove their installed facilities.
5. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded October 21, 1976 as Document 33681720 and amended by Document 23712363; and
(B) Limitations and conditions imposed by the "Condominium Property Act".
6. Encroachment of a 7 story brick building located on the land East and adjoining the East line of the land 0.08 of a foot from a point 24.85 feet south of the North line to 0.15 of a foot West of the East line of the land at a point 13.68 feet North of the South line of the land.
7. Encroachment of a chimney of a 7 story brick building located on the land East and adjoining the land by 0.43 of a foot at a point 35 feet south of the North line of the land to a point 37.35 feet south of the North line of the land.
7. Taxes not yet due and payable.
8. All other exceptions to title as described on Chicago Title Insurance Company Policy No. 71 72 845, dated the date hereof.

EXHIBIT A

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