

SALE: The Grantor hereby warrants that he is acting under this deed without any reservation of the benefit of his homestead and without any other right, title, interest or claim of any kind, and that he is not a minor, an incompetent, or a person under any legal disability.

THE GRANTOR Andrew J. Spatz, a bachelor

90422311

of the City of Evanston County of Cook
State of Illinois for and in consideration of
Ten (\$10.00)

and other good & valuable considerations in hand paid,
CONVEY & WARRANT & to Charmain Judge,
an unmarried woman of 111 W. Washington, Suite 1900
Chicago, Illinois 60602

(The Above Space For Recorders 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:

UNIT 207 IN 2100 W. FARRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3 AND 4 IN CLOVEY'S HOME AVENUE ADDITION TO ROGER'S PARK, BEING A SUBDIVISION OF LOT 3 IN COUNTY
CLERK'S DIVISION OF PART OF THE SOUTHWEST 1/4 OF TRACTIAL SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25917507
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants,
conditions and options of the Declaration of Condominium and all amendments, if any, thereto; (c) private,
public and utility easements, including in easements established by or implied from the Declaration of
Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and
agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special
taxes or assessments for improvements not completed as of July 14, 1990; (g) any unconfirmed special tax
or assessment; (h) installments not due by July 14, 1990 for any special tax or assessment for improvements
completed prior to July 14, 1990 (i) general taxes for the year 1989 and subsequent years; (j) installments
due after August 2, 1990 of assessments established (in whole or in part) to the Declaration of Condominium; and (k) acts
of the grantee.

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): 11-30-311-023-1977

Address(es) of Real Estate: 2100 W. Farre, Unit 207, Chicago, Illinois 60645

DATED this 30th day of July 1990

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE LINE (SEAL) Andrew J. Spatz (SEAL) 1000 (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
Andrew J. Spatz, a bachelor

"OFFICIAL SEAL" 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
Notary Public, State of Illinois
My Commission Expires Sept. 24, 1990

Given under my hand and official seal, this 6th day of August 1990

Commission expires 9-24-1990 Frank M. Spatz NOTARY PUBLIC

This instrument was prepared by F. James Helms, 111 W. Washington, Suite 1900, Chicago Illinois 60602 (NAME AND ADDRESS)

MAIL TO Martin R. Blouder
Rosenthal and Schanfield
55 E. Monroe St.
46th Floor
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO
Harris Trust and Savings Bank
Trust #94766
111 W. Monroe
Chicago, Illinois 60603

42 07 311 023 130 2876

Except under provisions of Paragraph (e), Section 1-2B6 of the Chicago Transaction Tax Ordinance
8/19/90
DATE
Buyer, Seller or Representative
T. J. Rosenthal & Associates
8/19/90
County Recorder No. 95105
T. J. Rosenthal & Associates
Buyer, Seller or Representative
WITH RIDERS OR REVERSE STANDS HERE

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UNOFFICIAL COPY

Warranty Deed

to

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office