

UNOFFICIAL COPY

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE
MAY 10 '90
PB. 11187



476.25

90218440

WARRANTY DEED
(Individual to Individual)

THE GRANTOR, Virginia K. Lionberger, (formerly known as Virginia L. Gentile and Virginia L. Baldwin), divorced and not since remarried, of 2129 North Magnolia, Chicago, Illinois, 60614, for and in consideration of Ten Dollars, in hand paid, Conveys and Warrants to

Nancy A. Bird, divorced and not since remarried, of 1749 North Wells Street, Chicago, Illinois

the following described Real Estate situated at 1749 North Wells Street, Unit 618, in the City of Chicago, County of Cook, in the State of Illinois, to wit:

Parcel 1:

Unit Number 618 in the Kennelly Square Condominium as delineated on a survey of the following described real estate:

Part of the South East 1/4 of the South East 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian East and also certain lots in Edson's Subdivision of Lot 11 in North addition to Chicago, a subdivision of the South West 1/4 of the South East 1/4 of Section 33, Township 40 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 number 25156051 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1, as described in the Declaration of Easements, Covenants and Restrictions recorded as Document Number 25156050 in Cook County, Illinois

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid.

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; general taxes for the year 1989 and subsequent years.

Permanent Index Number 14-33-414-044-1085

releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The subject premises have not been lived in at any time by grantor or any of grantor's spouses.

Dated this 1st day of May, 1990.

13.00

Virginia K. Lionberger (Seal)
Virginia K. Lionberger

(Seal)

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
Cook County
REAL ESTATE TRANSACTION TAX
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RECORDED

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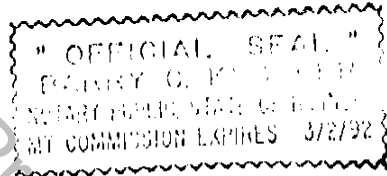
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I, the undersigned, a Notary Public, in and for the County of Cook, and State of Illinois, do hereby certify that Virginia K. Lionberger, divorced and not since remarried, personally known to me to be the same person whose name subscribed to the foregoing 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.



Barry C. Kessler
Notary Public

Given under my hand and official seal, this 1st day of May, 1990.
Commission Expires March 2, 1992.

This instrument was prepared by Barry C. Kessler, 111 West Washington Street, Suite 1631, Chicago, Illinois 60602.

607229-03

Mail To:

WILLIAM A. WARD
423 CENTRAL AVENUE
NORTAFIELD, ILL. 60097

Address of Property:

1749 North Wells Street
Unit 618
Chicago, Illinois 60614

Send Subsequent Tax Bills to

NANCY BIRD
1749 N. WELLS ST., Unit 618
CHICAGO, ILL. 60614

10025430

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