

WARRANTY DEED, TO REAL ESTATE  
Statute (ILL. 10-1)  
(Individual to individual)

90340163

BOOK  
CO. NO. 018

008765

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THE GRANTOR JOHN C. WILKINS  
married to MARTHA WILKINS of 3315F  
North Racine

90340163

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

& other good & valuable consideration  
CONVEY and WARRANT to KENNETH S. SHAPIRO,  
a bachelor, of Unit 3809, 1730 North Clark,  
Chicago, IL

(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:

See Exhibit "A" attached hereto and made a part hereof

\* CITY OF CHICAGO \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* DEPT. OF \*  
\* REVENUE JUL 16 '90 \* 697.50 \*  
\* RR 11193 \*  
\* \* \*

c/k/a 3315F North Racine, Chicago, Illinois  
P.I.N. No.: 14-20-414-019-1017

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): 14-20-414-019-1017

Address(es) of Real Estate:

DATED this 10th day of July 1990  
John C. Wilkins (SEAL) Martha Wilkins (SEAL)

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

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 JOHN WILKINS & MARTHA WILKINS, his wife

personally known to me to be the same person see whose name 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 10th day of July 1990

Commission expires 10/31 1991 *Laurel Bielec* NOTARY PUBLIC

This instrument was prepared by Vytas P. Ambutas, Three First National Plaza Chicago, Illinois (NAME AND ADDRESS)

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
188.00  
9300  
697.50  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JUL 16 1990  
697.50

509-79-909  
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MAIL TO { BENT ELLIOTT ROYCE (Name)  
100 N. LA SALLE ST (2200) (Address)  
CHICAGO, ILL 60602 (City, State and Zip)  
BOX 333 - CG

SEND SUBSEQUENT FAX BILLS TO  
Kenneth Shapiro (Name)  
3315F North Racine (Address)  
Chicago, IL (City, State and Zip)

90340163

UNOFFICIAL COPY

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

UNIT 3315F IN HAWTHORNE COURT TOWNHOME CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

PARCEL 1: LOTS 1 TO 24 BOTH INCLUSIVE AND LOT 42 (EXCEPT THE SOUTH 16 FEET THEREOF PREVIOUSLY DEDICATED FOR PUBLIC ALLEY) AND LOTS 43 TO 48 BOTH INCLUSIVE, ALSO THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 1 TO 6 INCLUSIVE AFORESAID AND THE NORTH 9 FEET OF LOT 7 AFORESAID AND WEST OF AND ADJOINING THE NORTH 9 FEET OF LOT 42 AFORESAID AND ALL OF LOTS 43 TO 48 AFORESAID BOTH INCLUSIVE, ALL IN BLOCK 1 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, 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 OWNERSHIP, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 87333507, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION.

This deed is subject to: (i) non-delinquent general real estate taxes and special city or county taxes or assessments; (ii) encroachments; (iii) building lines, conditions and restrictions of record; (iv) limitations and conditions imposed by the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, both as amended from time to time; (v) terms, provisions and conditions set forth in Declaration of Condominium Ownership of Hawthorne Court Townhome Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 87333507, as amended from time to time; (vi) private, public and utility easements, including easements established by or implied from said Declaration of Condominium Ownership; (vii) acts done or suffered by, through and under Grantee; (viii) leases and agreements affecting the Common Elements; and (ix) liens and other matters of title over which Intercounty Title Company of Illinois is willing to insure.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, CONVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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