

UNOFFICIAL COPY

WARRANTY DEED
State of Illinois
(Individual to Individual)

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91469871



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
71.50

THE GRANTOR Anne G. Perlmutter, a spinster,
of the City of Chicago County of Cook
State of Illinois for and in consideration of

Ten and No/100-----(\$10.00)----- DOLLARS,
and other good and valuable consideration in hand paid,
CONVEY and WARRANT to
Frank A. Kigyas
3156 North Broadway, No. 2E
Chicago, Illinois 60657
(NAME AND ADDRESS OF GRANTEE)

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

See Exhibit A attached hereto and made a part hereof

Cook in the

13.00

COOK COUNTY

1991 SEP 11 AM 11:23

91469871

REAL ESTATE TRANSACTION TAX
REVENUE
335.75

PROPERTY RIDERS OR REVENUE STAMPS HERE

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): 14-28-203-027-1095

Address(es) of Real Estate: Unit 11F, 2970 North Lake Shore Drive, Chicago, Illinois 60657

DATED this 30th day of August 19 90

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

Anne G. Perlmutter (SEAL)
Anne G. Perlmutter

(SEAL)
(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 Anne G. Perlmutter, a spinster,

"OFFICIAL SEAL"
Stephanie E. Bengtsson
Notary Public, State of Illinois
My Commission Expires 9/17/93

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 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.

Given under my hand and official seal, this 30th day of August 19 91

Commission expires 19 _____ day of August 19 91

This instrument was prepared by Richard A. Prince, Althelmer & Gray, 10 S. Wacker Drive, Suite 4000, Chicago, IL 60606

MAIL TO { Gregory J. Claricoates (Name)
525 Dunham Road, Suite 7 (Address)
P. O. Box 656
St. Charles, Illinois 60174-0656 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO Frank A. Kigyas (Name)
Unit 11F, 2970 N. Lake Shore Drive (Address)
Chicago, Illinois 60657 (City, State and Zip)

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
538.25

91469871

BOX 600

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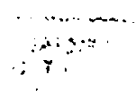


Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office



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EXHIBIT A

UNIT NUMBER 11-'F', AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF THE SOUTH 33 FEET OF LOT 1, AND THE NORTH 116.8 FEET OF LOT 2, IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2, OF THE CITY OF CHICAGO SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE INTERSECTION OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ENTERED OCTOBER 31, 1904, IN CASE NUMBER 256886, WITH THE SOUTH LINE OF WELLINGTON STREET; THENCE WEST ON THE SAID SOUTH LINE OF WELLINGTON STREET, 200 FEET; THENCE SOUTHERLY ON A LINE PARALLEL TO AND 200 FEET DISTANT FROM THE SAID WEST BOUNDARY LINE OF LINCOLN PARK, TO A POINT 80 FEET DUE SOUTH OF THE SOUTH LINE OF WELLINGTON STREET; THENCE EAST ON A LINE PARALLEL TO AND 80 FEET DISTANT FROM THE SOUTH LINE OF WELLINGTON STREET, 200 FEET TO THE POINT OF INTERSECTION OF THE SAID LINE, WITH THE SAID WEST BOUNDARY LINE OF LINCOLN PARK; THENCE NORTHERLY ON THE SAID WESTERLY LINE OF LINCOLN PARK, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, BY THE LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 31, 1976 AND KNOWN AS TRUST NUMBER 50575, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, ON JUNE 16, 1976, AS DOCUMENT 23522842, AND AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED ON OCTOBER 20, 1976 AS DOCUMENT 23580347; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL, (EXCEPTING FROM THE SAID PARCEL, ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY), IN COOK COUNTY, ILLINOIS

Subject only to the following, if any: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1990 and subsequent years; and installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.