

WARRANTY DEED  
Simplified (ILLINOIS)  
(Individual to Individual)

UNOFFICIAL COPY

91358839

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR KAREN S. BROWN, a spinster

of the City of Chicago, County of Cook  
State of Illinois for and in consideration of

*Ten (\$10.00)* DOLLARS,  
*and other good and valuable consideration* hand paid,  
CONVEYS *and* WARRANTS to

MICHAEL BECKERMAN, never married, Perry  
Beckerman and Andrea Beckerman, Joint Tenants with Right of Survivorship  
(NAME AND ADDRESS OF GRANTEE)

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

See attached Exhibit "A"

COOK COUNTY, ILLINOIS

1991 JUL 18 PM 2:43

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD THE ABOVE GRANTED PREMISES UNTO THE PARTIES OF THE SECOND PART FOREVER, NOT IN TENANCY IN COMMON, BUT IN JOINT Permanent Real Estate Index Number(s): 14-28-105-051-1090 TENANCY.

Address(es) of Real Estate: 3110 N. Sheridan Road, Unit 1705

DATED this 12th day of July 1991

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
KAREN S. BROWN (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

Karen S. Brown, A Spinster  
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 s.h.e. 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.

IMPRESS SEAL HERE

"OFFICIAL SEAL"  
Given under my hand and official seal, this  
NOTARY PUBLIC OF ILLINOIS  
Commission Expires 1/15/94

18th day of July 1991  
Randall W. Graff  
NOTARY PUBLIC

This instrument was prepared by Randall W. Graff, 222 North LaSalle, Chicago, IL 60601 (NAME AND ADDRESS)

MAIL TO: Michael Beckerman (Name)  
3110 N. Sheridan Rd., #1705 (Address)  
Chicago, IL 60657 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Michael Beckerman (Name)  
3110 N. Sheridan Rd. #1705 (Address)  
Chicago, IL 60657 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

BOX 333

COOK CO. NO. 018  
195547



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
1700

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
1700

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
1700

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
1700

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Handwritten: EY 73-12-329 F1

Watermark: Property of Cook County Clerk's Office

UNOFFICIAL COPY

**Warranty Deed**

INDIVIDUAL TO INDIVIDUAL

**Michael Beckerman**

TO

**Karen S. Brown**

**GEORGE E. COLE®**  
**LEGAL FORMS**

Property of Cook County Clerk's Office

EXHIBIT "A"

UNIT NUMBER 1705 IN 3110 NORTH SHERIDAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:  
LOT 12 AND THE SOUTH 5 FEET OF LOT 11 (EXCEPT THE EAST 7 FEET OF SAID PREMISES TAKEN FOR WIDENING LAKE VIEW AVENUE) IN BLOCK 5 IN BRAUKMANN AND GEHRKES SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH EAST FRACTIONAL 1/4 OF THE NORTH WEST FRACTIONAL 1/4 OF SECTION 28 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 2:  
THE EAST 145 FEET OF LOT 1 IN BROUSSEAU RESUBDIVISION OF LOTS 21 TO 24 IN CULVERS ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS OF THE NORTH WEST 1/4 OF THE SOUTH 1/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 28, 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 25288427 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

EXCLUSIVE RIGHT TO USE PARKING SPACE 40 AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25288427.

SUBJECT TO: 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; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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