

# UNOFFICIAL COPY

COOK  
CO. NO. 018

218933

## WARRANTY DEED Joint Tenancy

2300  
BWP

THE GRANTOR GEORGE O. UDEANI, a bachelor  
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 in hand paid  
convey and warrant to BENJAMIN VAZQUEZ  
1457 S. Clark Street  
Chicago, Ill 60605

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

UNIT NO. 5005 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS IN PARK TOWER CONDOMINIUM AS DELINEATED AND  
DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24874698 AS  
AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 8,  
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT ONLY 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;  
existing leases and tenancies; limitations and conditions imposed  
by the Condominium Property Act; special governmental taxes or  
assessments for improvements not yet completed; unconfirmed  
special governmental taxes or assessments; general real estate  
taxes for the year 1992 and subsequent years; installments of  
regular assessments due after the date of closing established  
pursuant to the Declaration of Condominium.

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 said premises.

Permanent Real Estate Index Number: 14-08-203-017-1649  
Address of Real Estate: 5415 N. Sheridan #5005,  
Chicago, Il. 60640

DATED this 31 day of August, 1992

(SEAL) X George Udeani (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 George Udeani, a bachelor,  
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 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 31 day of Aug  
, 1992  
JOANNE PYES DICKER  
Commission expires 11.15.96  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11.15.96

This instrument was prepared by: Joanne Pyes Dicker 29 S. LaSalle  
Suite 430, Chicago, Il. 60603

MAIL TO: JOHN G SPATUZZA  
221 N LA SALLE ST  
CHICAGO, IL 60607

SEND SUBSEQUENT TAX BILLS TO:  
BENJAMIN VAZQUEZ  
5415 N SHERIDAN - UNIT 5005  
CHICAGO, IL 60640

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
71.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
35.50

CHICAGO  
REAL ESTATE TRANSACTION TAX  
532.50

585-55-42  
930515036  
686 7008

SEP 10 1992  
SEP 10 1992

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Property of Cook County Clerk's Office

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UNIT NUMBERS 5005 IN PARK TOWER CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908 IN CASE NUMBER 285574 IN CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908 AS DOCUMENT NUMBER 4229498 AND SOUTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE NORTH LINE OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 AND NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN SAID EAST LINE OF SHERIDAN ROAD, THAT IS 1406.50 FEET SOUTH OF SAID NORTH LINE OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4; THENCE EAST AT RIGHT ANGLES TO THE SAID EAST LINE 208.08 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST COURSE, 60 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST COURSE, 88.01 FEET TO THE SAID WEST BOUNDARY OF LINCOLN PARK (EXCEPT THE WEST 47 FEET OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 CONDEMNED AS PART OF SHERIDAN ROAD) ALL OF THE ABOVE SITUATED IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION UNDER TRUST AGREEMENT DATED AUGUST 25, 1979 AND KNOWN AS TRUST NUMBER 27802, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24874698 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

SUBJECT ONLY 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; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1992 and subsequent years; installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium.

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