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This document prepared by:

Susan R. Sneider 2006 Central Street Evanston, Illinois 60202 When recorded mail to:

William Pecquet
Pecquet & Janowitz
188 West Randolph
Suite/3600
Chicago, Illinois 60601

WARRANTY DEED

Property Address: 902 Greenwood, Unit 3, Evanston, Illinois 60201 Permanent index number: 11-18-328-018-1007

Prenesses Joan Benoit, an unmarried woman, 902 Greenwood, Unit 3, Evanston, Illinois 60201 ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to Fobin Eisen Perkins and Stephen A. Perkins, husband and wife, 911 Elmwood, Apartment 1G, Evanston, Illinois 60202 (Grantees"), pot as joint tenants or tenants in common but as tenants by the encircty, the following described real estate in Cook County, Illinois:

Unit No. 902-3 in the Essex in Evanston Condominium, as defineated on survey of the following described parcel of real estate:

The East 156 feet of the North 100 feet of Block 41 in City of Evanston, a subdivision of the East 1/2 of the Southeast 1/4 of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian and part of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to Declaration of Condeminium recorded as Document No. 24225503 and amended by Locument 24366992; Together with its undivided percentage interest in the common elements, all in Cook County, Illinois

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

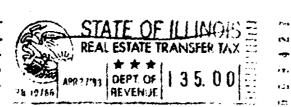
Grantor's warranties are subject to: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 1992 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; the mortgage or trust deed of Grantees, if any; acts done or suffered by or through Grantees.

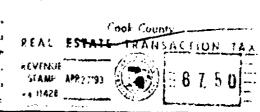
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TY OF EVANSTON \$50.00 CHT OF EVANSTON

And Estate Transfer Tas 2.7 EVANSTON \$300.00

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THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Dated: April 23, 1993.

Van Denail Prancesca Joan Bengit

STATE OF ILLINOIS) COUNTY OF COOK

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Francesca Joan Benoit, 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 and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of April, 1993.

My commission expires:

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PARTIES

PARTIES WILLIAM PECQUET NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION FXPIRES 6/27/94