

UNOFFICIAL COPY

WARRANTY DEED - Joint Tenancy

GRANTOR(S)  
JAMES L. PRANCE, a married man AND  
ALEX BRITVA, a married man  
EACH TO AN UNDIVIDED 1/2 INTEREST

of CHICAGO, Illinois, COOK County, for  
and in consideration of Ten Dollars (\$10.00)  
and other good and valuable consideration in  
hand paid, CONVEY(S) and WARRANT(S) to the

GRANTEE(S)  
GILBERT DURAN JR. AND CHRISTY DURAN

of 5616 N. ARTESIAN, CHICAGO, Illinois, 60659  
not in TENANCY IN COMMON but in JOINT TENANCY,  
the following described real estate, to wit:

DEPT-01 RECORDING \$23.50  
130011 TRAN 2196 06/03/94 16:40:00  
42377 RV \*--94-477315  
COOK COUNTY RECORDER

94497315

UNIT 4340-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS IN PICADILLY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION  
RECORDED AS DOCUMENT NO. 94497315, IN THE SOUTHEAST 1/4 OF SECTION 17,  
TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

GRANTOR  
HEREBY GRANTS TO THE 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, COVENANTS, RESTRICTIONS AND  
RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF  
SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR REPRESENTS THAT THERE ARE NO TENANTS IN THE SUBJECT UNIT.

\*\*NON-HOMESTEAD PROPERTY\*\*

Permanent index number: 14-17-401-005 AFFECTS UNDERLYING LAND  
Commonly known as: 4340 N. KENMORE #2, CHICAGO, IL 60613

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  
not in TENANCY IN COMMON but in JOINT TENANCY forever.

GIT

DATED this 25 day of May, 1994.

JAMES L. PRANCE

ALEX BRITVA

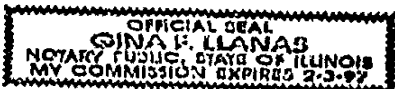
94497315

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State  
aforesaid, DO HEREBY CERTIFY that JAMES L. PRANCE, a married man AND ALEX  
BRITVA, a married man, are the same person(s) whose name(s) are subscribed  
to, appeared before me this day in person, and acknowledged that they signed,  
sealed and delivered the said instrument as their 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 notary seal, this 25 day of May, 1994.

(seal)



Notary Public  
My Commission expires 2/3/97

PREPARED BY: WILLIAM S. HARRIS  
6333 N. MILWAUKEE AVE. STE. 104  
CHICAGO, IL 60648

MAIL TO:

FOR SUBSEQUENT TAX BILLS TO:

Scott W. Hanson 611 + CHRISTY DURAN  
3001 N. SOUTHWIND #205 4340 N. KENMORE #2  
(H11967) IL 60657 CHICAGO, IL 60613

Handwritten initials: D, B, M

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Property of Cook County Clerk's Office  
31197315

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
DIVISION OF TAXATION  
PROPERTY TAX

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