

UNOFFICIAL COPY

WARRANTY DEED

Mail To:

~~Bill Peltin, Esq.~~ *JANICE A. BYRD*
Gardner, Carton & Douglas
Suite 3400 - Quaker Tower
312 N. Clark St.
Chicago, IL 60610-4795

94517271

THE GRANTORS: THOMAS J. HIGGINS AND MARCIA D. HIGGINS, married to each other, and who reside at 1749 N. Wells St., Unit #414, Chicago, IL 60614 for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid and the receipt and sufficiency of which is hereby acknowledged,

DOES HEREBY CONVEY AND WARRANT TO: ROBERTA M. SAIELLI, of 1133 N. Dearborn, #2901, Chicago, IL 60610 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 414 IN THE KENNELLY SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND CERTAIN LOTS IN EDSON'S SUBDIVISION OF LOT 11 IN NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, 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 25 156 051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

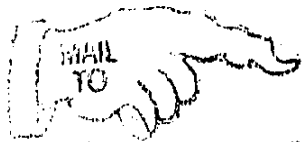
PARCEL 2:
EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 25 156 050 AND AS CREATED BY TRUSTEE'S DEED RECORDED AS DOCUMENT 25 176 935, MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE, UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 1969 AND KNOWN AS TRUST NUMBER 54300 TO DONALD FIGLIVIO AND EUGENE FIGLIVIO.

P.I.N. No. 14-33-414-044-1053
and commonly known as: Unit #414 at 1749 N. Wells St.,
Chicago, IL 60614

Subject to: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Condominium Property Act; general real estate taxes for second installment 1993 and subsequent years; install-

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DEPT-01 RECORDING
140011 TRAN 2352 06/13/94 13:10:00
49724 RV *-94-517271
COOK COUNTY RECORDER



MAIL TO

Return to

Recorder

2500

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* 17 CITY OF CHICAGO *
* 18 REAL ESTATE TRANSACTION TAX *
* 19 DEPT. OF *
* 20 REVENUE JUN 13 '94 * 532.50 *
* 21 PB. 11156 *

* 10 CITY OF CHICAGO *
* 11 REAL ESTATE TRANSACTION TAX *
* 12 DEPT. OF *
* 13 REVENUE JUN 13 '94 * 532.50 *
* 14 PB. 11156 *

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE *
STAMP JUN 13 '94 * 71.00 *
PB. 11262 *

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JUN 13 '94 DEPT. OF *
REVENUE * 142.00 *
PB. 11262 *

Property of Cook County Clerk's Office

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*** HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS

ments of regular monthly assessments due after the date of closing established pursuant to the Declaration of Condominium.

*** SEE ABOVE

DATED as of this 8th day of June, 1994 at Chicago, Illinois.

Thomas J. Higgins

THOMAS J. HIGGINS

Marcia D. Higgins

MARCIA D. HIGGINS

Name of Grantee:
Roberta M. Saielli

Address:
1133 N. Dearborn, #2901
Chicago, IL 60610

Name of Taxpayer:
Thomas J. Higgins &
Marcia D. Higgins

1749 N. Wells St., #414
Chicago, IL 60614

Name of Preparer:
Lawrence A. Guzik, Esq.

1409 N. Wells St., Chicago, IL
60610 (312) 751-8770

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

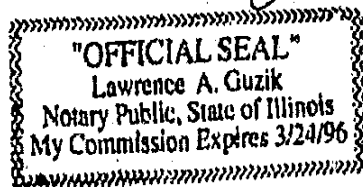
I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY, that Thomas J. Higgins and Marcia D. Higgins, married to each other, personally known or identified to me as the same persons who subscribed their names to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, for the purposes and uses therein set forth.***

GIVEN under my hand and notarial seal this 8th day of June, 1994.

*** Including the release and waiver of the right of homestead.

Lawrence A. Guzik

Notary Public



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