

WARRANT DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to individual)

04 JUN 20 PM 12:18

94540415

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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**  
Chicago Streeterville Limited Partnership, an Illinois limited partnership

of the City of Chicago County of Cook  
State of Illinois for and in consideration of  
Ten and No/100 (\$10.00) DOLLARS,  
and other good and valuable consideration  
in hand paid,  
CONVEY S and WARRANT S to

Robert E. Braxton and Carole D. Braxton, his wife

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

04 JUN 20 AM 11:35

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE  
JUN 23 94

999.00

94540115

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.

Partial Real Estate Index Number(s): 17-10-208-013-1005

Address(es) of Real Estate: Unit 4501, 400 E. Ohio, Chicago, Illinois

**BOX 333-CTE**

DATED this 14th day of June 19 94

(SEAL) CHICAGO STREETERVILLE LIMITED PARTNERSHIP, an Illinois limited partnership (SEAL)  
By: Liberty Street Associates, L.P., an Illinois Limited Partnership

(SEAL) By: DW Streeterville Inc., its general partner (SEAL)

By: [Signature]  
Its Vice-President

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

Jeffrey D. Mills

IMPRESS  
SEAL  
HERE

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 he signed, sealed and delivered the said instrument as a 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 14th day of June 19 94

Commission expires

OFFICIAL SEAL  
PAIGE J CARD  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES MAR. 4, 1998

NOTARY PUBLIC

This instrument was prepared by Charles H. [Signature] Wood, Marcus & Braun, 333 W. Wacker Dr., Suite 2800, Chicago, IL (NAME AND ADDRESS) 60605

MAIL TO:

Lawrence A. Guzik  
1409 N. Wells St.  
Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO:

Robert E. Braxton and Carole D. Braxton  
400 East Ohio Street, Unit 4501  
Chicago, Illinois 60611

9818186  
752940  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
999.00

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
278.50

COOK COUNTY  
REAL ESTATE TRANSACTION  
94540415

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
999.00

UNOFFICIAL COPY

Warranty Deed

JOINT TENANTS  
+ EQUAL TO INTERESTS

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

945A0415

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION:

#### Parcel 1:

Unit No. 4501 in the Bancroft Condominium formerly known as the Streeterville 400 Condominium as delineated on a survey of the following described real estate:

#### Parcel A:

Lot 25 in Circuit Court Partition of Ogden Estate Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, (Except the West 4 feet of said Lot Condemned for street purposes) in Cook County, Illinois.

#### Parcel B:

The West 7 inches of Lot 26 in Circuit Court Partition of Ogden Estate Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in Section 10, Township 39 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 26667639, and amended by Document 94261144, together with its undivided percentage interest in the Common Elements.

#### Parcel 2:

The exclusive right to the use of 7-150, a limited common element as delineated on the survey attached to the Amended and Restated Declaration aforesaid recorded as Document Number 94261144.

This Deed is subject to: general real estate taxes not yet due and payable; special taxes and assessments for improvements not yet completed; applicable zoning and building laws and ordinances; covenants, conditions, restrictions and building lines of record; party wall rights and agreements, if any; encroachments; the Declaration as amended from time to time; public, private\*\* and utility easements of record; limitations and conditions imposed by the Illinois Condominium Act; installments due after Closing for assessments levied pursuant to the Declaration; acts done or suffered by Purchaser.

The tenant of this Unit has either waived or failed to exercise its option to purchase this Unit. The Purchaser of the Unit was the tenant of the Unit prior to the conversion of the building to a condominium.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

\* that do not materially impair the value or use of the Unit as a residence.

\*\* private easements of record that do not materially impair the value or the use of the Unit as a residence

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