

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

94562330

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 GRANTORS, ERIC K. WELLES A/K/A ERIC WELLES AND CARRIE W. WELLES A/K/A CARRIE WELLES

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 and WARRANT to

JAMES H. FREY, a single man  
600 S. Dearborn, Chicago, IL 60605

(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

DEPT-01 RECORDING \$25.00  
T#0000 TRAN 8337 06/28/94 11:38:00  
#5366 + C.J. # - 94 - 562330  
COOK COUNTY RECORDER

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

As per legal description attached hereto and made part hereof.

94562330

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-16-406-028-1015 & 17-16-406-028-1067

Address(es) of Real Estate: 720 S. Dearborn, Unit 1103 & 1105, Chicago, IL 60605

DATED this 27th day of June 1994

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

*Eric Welles* (SEAL) *Carrie Welles* (SEAL)  
ERIC K. WELLES CARRIE W. WELLES  
*Eric Welles* (SEAL) *Carrie Welles* (SEAL)  
ERIC WELLES CARRIE WELLES

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 Eric K. Welles and Carrie W. Welles are

personally known to me to be the same person as whose name is subscribed to the foregoing instrument, 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 official seal, this 27th day of June 1994  
Commission expires 8-6 1995 *Pete C. Szepanowski*  
NOTARY PUBLIC

This instrument was prepared by John C. Wojteczko, 77 W. Washington, Chicago, IL (NAME AND ADDRESS)

MAIL TO: James H. Frey  
720 S. Dearborn St., # 1105  
Chicago, IL 60605  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: [Signature]  
(Name)  
(Address)  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 15

AFFIX "RIDERS" OR REVENUE STAMPS HERE

94562330



# UNOFFICIAL COPY

Warranty Deed  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
REVENUE  
741.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
REVENUE  
999.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
116.00

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
REVENUE  
232.00

94562330

UNITS 1103 AND 1105 IN THE FRANKLIN BUILDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

UNOFFICIAL COPY

9 4 3 2 3 0  
LOT 13, (EXCEPT THESE PARTS TAKEN FOR STREETS) IN BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO, ALSO THAT PART OF LOT 12 IN BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO LYING EAST OF THE EAST LINE OF FEDERAL STREET AND WEST OF THE WEST LINE OF DEARBORN STREET AND SOUTH OF THE CENTER LINE OF THE PARTY WALL ERECTED PURSUANT TO THE AGREEMENT MADE BY STEPHEN W. RAWSON WITH JOSEPH E. OTIS, DATED NOVEMBER 12, 1889 AND RECORDED JANUARY 20, 1890 AS DOCUMENT NUMBER 1211776 AND BEING THE CENTER LINE OF THE SOUTH WALL OF AN 8 STORY BRICK BUILDING NOW SITUATED PARTIALLY UPON LOT 7 IN BLOCK 126 AFORESAID, ALSO ALL OF THAT PART OF THE NORTH 1/2 OF LOT 18 IN BLOCK 126, IN THE SCHOOL SECTION ADDITION TO CHICAGO DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF SAID LOT, AT ITS INTERSECTION WITH THE WEST LINE OF DEARBORN STREET, AND RUNNING SOUTH ALONG THE SAID WEST LINE OF DEARBORN STREET, 24 FEET 9 5/8 INCHES TO THE NORTH FACE OF THE NORTH WALL OF THE 3 STORY BRICK BUILDING NOW SITUATED PARTLY UPON THE SOUTH 1/2 OF SAID LOT 18, RUNNING THENCE WEST, ALONG THE NORTH FACE OF THE SAID 3 STORY BRICK BUILDING AND THE EXTENSION THEREOF, TO ITS INTERSECTION WITH THE EAST LINE OF FEDERAL STREET, SAID INTERSECTION BEING A POINT 25 FEET 2 3/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF FEDERAL STREET TO THE NORTH LINE OF SAID LOT 18, AND THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18, TO THE POINT OF BEGINNING, BEING IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO; COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1987 AND KNOWN AS TRUST NUMBER 112533 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 88-585,732 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Subject to: Covenants, conditions and restrictions of record public and utility easements, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments general real estate taxes for the year 1993/1994 and subsequent years; the mortgage or trust deed set forth in paragraph 3 of contract.

94562330