

PROPERTY DEED  
SINGLE PARTY (L.M.C.)  
(Individual to Individual)

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94951645

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, 4430-32 NORTH WINCHESTER  
PARTNERSHIP, an Illinois Partnership,

of the City of Chicago County of Cook  
State of Illinois for and in consideration of

TEN and no/100 \*\*\*\*\* DOLLARS,  
and other good and valuable considerations  
in hand paid,

CONVEY S. and WARRANTS to  
Laura Van Peenan, 1833 W. Roscoe  
Chicago, IL 60657

(NAME AND ADDRESS OF GRANTEE)

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

see attached legal description

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

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) \_\_\_\_\_;

\_\_\_\_\_ and to General Taxes for \_\_\_\_\_ and subsequent years.

Permanent Real Estate Index Number(s): 14-18-218-015

Address(es) of Real Estate: 4430-32 North Winchester, Unit 2N and G2N  
Chicago, IL 60640

DATED this 4th day of November 19 94

4430-32 North Winchester Partnership (SEAL) (SEAL)

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

BY: *William Lockhart* (SEAL) (SEAL)  
William Lockhart,  
President of NE Development,  
Inc., its partner

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  
William Lockhart, President of NE Development, INC., partner  
of 4430-32 North Winchester Partnership  
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 acknowl-  
edged that she signed, sealed and delivered the said instrument as her  
free and voluntary act, for the use and purposes therein set forth, including the  
release and waiver of the right of redemption.

IMPRESS  
SEAL  
HERE

GAEL MORRIS  
Notary Public, State of Illinois  
My Commission Expires Dec. 8, 1994

Given under my hand and official seal, this  
Commission expires

November 19 94

This instrument was prepared by Gael Morris 2835 N. Sheffield, Suite 232  
Chicago, IL 60657 (NAME AND ADDRESS)

MAIL TO { Lisa O'Keefe, Esq.  
(Name)  
30 North LaSalle #1426  
(Address)  
Chicago, IL 60602-2501  
(City, State and Zip)

DISBURSE TAX BILLS TO  
25  
Laura Van Peenan  
(Name)  
4432 N. Winchester Unit 2N  
(Address)  
Chicago, IL 60602-2501  
(City, State and Zip)

1st AMERICAN TITLE order # 038964111

AFFIX "RIDERS" OR REVENUE STAMPS HERE

94951645

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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. OYLE  
LEGAL FORGE

Property of Cook County Clerk's Office

\* \* \* \* \*

COLLECTOR-TREASURER  
600.00

5851336

DEPT OF REVENUE NOV 1981  
600.00

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## LEGAL DESCRIPTION

UNIT 4432-2 NORTH AND G2 IN WINWOOD CONDOMINIUMS, AS DELINEATED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 6 IN BLOCK 16 IN RAVENSWOOD, A SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 AND THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 AND THE NORTH EAST QUARTER OF THE SOUTH EAST 1/4 OF SECTION 18, AND PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 WEST OF GREEN BY ROAD IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED 11/21/94 AS DOCUMENT 91930223 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

SUBJECT TO: (I) nondelinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declarations or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Grantee's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois; and (XI) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

GRANTOR ALSO 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 PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

re\Winwood.leg

1st AMERICAN TITLE order # 000976 r/c

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9/16/95