

UNOFFICIAL COPY

WARRANTY DEED

94392108

FD 5609 1 of 3

THE GRANTORS, **GEORGE M. GREGORASH** and **KATHERINE N. ORLOFF**, husband and wife, of Chicago, Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEY and WARRANT to EILEEN M. FLYNN *, who resides in Niles, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* a single woman never married

Legal Description attached hereto as Exhibit "A"

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

Katherine N. Orloff, wife of George M. Gregorash, joins in the execution of this Deed for the sole purpose of releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 18th day of April, 1994.

George M. Gregorash
GEORGE M. GREGORASH

Katherine N. Orloff
KATHERINE N. ORLOFF

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 27 1994
DEPT. OF REVENUE
63.00

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Joel Chupack, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **GEORGE M. GREGORASH** and **KATHERINE N. ORLOFF**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of April, A.D. 1994.

" OFFICIAL SEAL "
JOEL L. CHUPACK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/795

Joel Chupack
Notary Public

My Commission Expires

This instrument was prepared by:
Joel L. Chupack, Heinrich & Kramer, P.C.
205 W. Randolph, Suite 1750, Chicago, Illinois 60606

MAIL TO:
SCOTT WATKINS
3021 N. SOUTHWANT #205
CHICAGO, IL 60657

SEND SUBSEQUENT TAX BILLS TO:
Eileen M. Flynn
1255 Sandburg Terrace #2204
Chicago, IL 60610

94392108


25-50

226243
COOK CO. NO. 016

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Property of Cook County Clerk's Office

25538
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR 27 '94
P.D. 11427



31.50

★ 673155
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE APR 27 '94 ★
★ P.D. 11132 ★



472.50

50136816

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 2204-E, IN ELIOT HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 15 (EXCEPT THE NORTH 48.50 FEET OF THE WEST 180 FEET THEREOF) AND ALSO EXCEPT THAT PART OF THE SOUTH 92.27 FEET OF THE WEST 137.805 FEET OF SAID LOT LYING ABOVE ELEVATION +18.50 FEET CITY DATUM, IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO, AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTH EAST ¼ OF SECTION 4, 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 NUMBER 25267212 AND REGISTERED AS DOCUMENT NUMBER LR3134592, TOGETHER ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TOGETHER WITH the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration and in the Declaration of Covenants, Conditions, Restrictions and Easements ("Homeowner's Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24917788 and registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. LR3085871, as amended from time to time;

P.I.N. 17-04-222-062-1100

PROPERTY ADDRESS: 1255 N. Sandburg Terrace, Unit 2204-E
Chicago, Illinois 60610

SUBJECT TO: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established or implied from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Condominium Property Act; Special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general taxes for the year 1993 and subsequent years; installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium

9439205

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DEPT-11
\$25.50
T#0013 TRAN 3723 05/02/94 13:49:00
#8920 # RM *--4--392108
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

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