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GEORGE E. COLE
LEGAL FORMS

No. 808
November 1994

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

95447104

95447104

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 Kurt A. Ziegler and Naomi J. Yeransian, his wife

of the city of Chicago County of Cook

State of Illinois for and in consideration of ten and no/100 dollars (\$10.00)

_____ DOLLARS,

and other good and valuable considerations _____

_____ in hand paid,

CONVEY _____ and WARRANT _____ to

Ruth^E Nicoli
One East Schiller, Unit 18B
Chicago, IL _____
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook

City of Chicago in the State of Illinois, to wit:

Above Space for Recorder's Use Only

UNIT 18-B, IN ONE EAST SCHILLER CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 AND LOT 1 AND LOT 34 IN ASTOR'S ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1974 AND KNOWN AS TRUST NUMBER 37789, AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22828184; TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL

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

XX

XX

XX

Permanent Real Estate Index Number(s): 17-03-104-020-1033

Address(es) of Real Estate: One East Schiller, Unit 18B, Chicago, IL

Dated this 23 day of June, 19 95

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S):

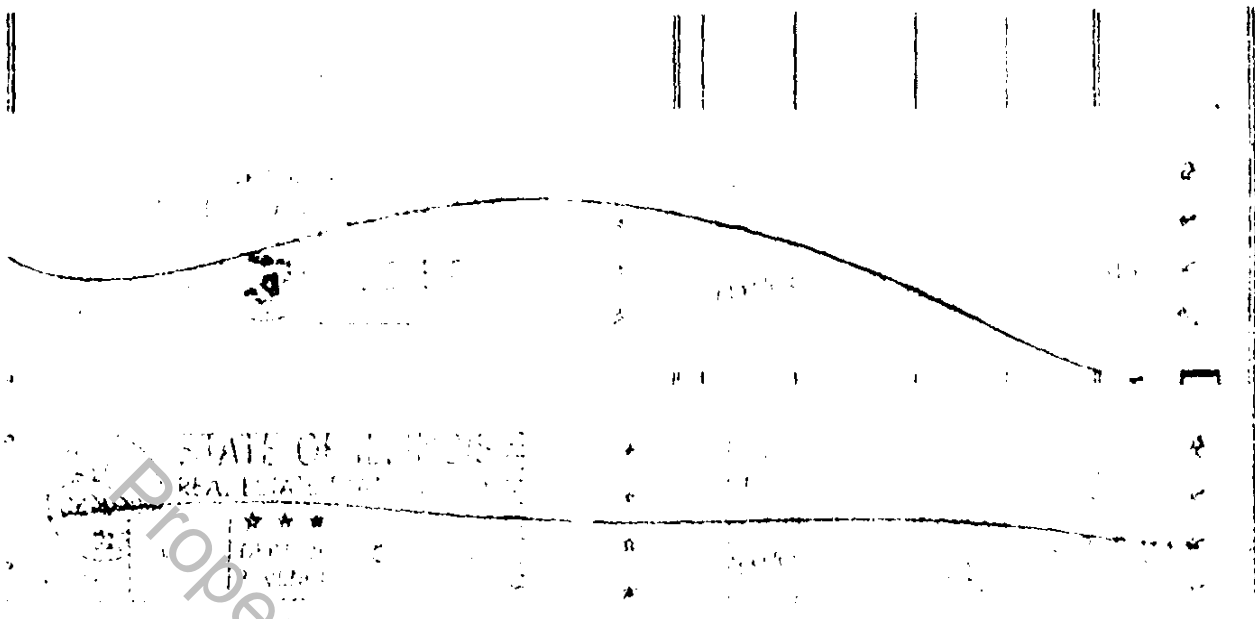
<p>_____ Kurt A. Ziegler by Nancy E. Franks as attorney-in-fact (SEAL)</p>	<p>_____ Naomi J. Yeransian by Nancy L. Franks as attorney in fact (SEAL)</p>
<p>_____ (SEAL)</p>	<p>_____ (SEAL)</p>

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LEGAL FORMS



THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Subject to: Covenants, conditions and restrictions of record; Terms, provisions and conditions of the Declaration of Condominium and all amendments, if any, thereto; Public and utility easements of record and any amendments thereto; Roads and highways, if any; party wall rights only if established by the Declaration of Condominium or amendments thereto; Provided none of the above affect the Purchaser's right of use and occupancy except for restrictions imposed by (1) terms, provisions and conditions of the Declaration of Condominium Property and all amendments, if any, thereto, and (2) the Condominium Property Act; Acts done or suffered by the Purchaser; Real estate taxes for the year 1994 and subsequent years; Installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium.

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 Nancy L. Franks

OFFICIAL SEAL

IMPRESS: I am 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 s/he

signed, sealed and delivered the said instrument as her 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 day of June 1995

Commission expires 19 NOTARY PUBLIC

This instrument was prepared by Nancy L. Franks, Ltd. 188 West Randolph #188, Chicago IL
(Name and Address)

Joseph Pieper

(Name)

188 W. Randolph

(Address)

Chicago, IL 60601

(City, State and Zip)

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Ruth Nicoli

(Name)

One East Schiller Unit 18F

(Address)

OR RECORDER'S OFFICE BOX NO. Chicago, IL (City, State and Zip)

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MAP SYSTEM

20606

CHANGE OF INFORMATION FORM

INFORMATION TO BE CHANGED

LAST NAME:

M

FIRST NAME:

J

MIDDLE:

S

PIN:

171-451-1111

PROPERTY ADDRESS:

STREET NUMBER

STREET NAME - APT

1

WINDSOR STREET # 141

CITY:

CHICAGO

STATE:

ZIP:

IL

60614

MAILING ADDRESS

STREET NUMBER

STREET NAME - APT

1

WINDSOR STREET # 141

CITY:

CHICAGO

STATE:

ZIP:

IL

60614

FILED: JUL 10 1995

COOK COUNTY TREASURER

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