

UNOFFICIAL COPY

WARRANTY DEED

95466130

The GRANTORS, BRUCE D. HELLER, a married man AND ARTHUR M. HELLER, a *divorced* man, of the City of Homewood, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY AND WARRANT unto the GRANTEE, WARREN C. WALKER II, a single man, never married, having an address of 5640 N. Kenmore, #1N, Chicago, Illinois 60660, the following described real property situated in the County of Cook, State of Illinois, to wit:

. DEPT-01 RECORDING \$25.50
. T#0001 TRAN 8894 07/18/95 14:59:00
. #7995 + CG *-95-466130
. COOK COUNTY RECORDER

See Exhibit A attached hereto and made a part hereof.

Subject to covenant, 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 by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; 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 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; and the Grantee's mortgage.

THIS IS NOT HOMESTEAD PROPERTY under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-05-409-025-1006

Address of the Real Property: 5640 N. Kenmore, Unit #1, Chicago, Illinois 60660.

DATED THIS 29th day of June, 1995

GRANTORS:


Bruce D. Heller


Arthur M. Heller

ATI TITLE COMPANY
One TransAm Plaza Drive, Suite 500
Oakbrook Terrace, IL 60181

952904 (10F2)

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25/1w

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EXHIBIT A

LOT 4 IN BLOCK 8 IN COCHRAN'S ADDITION TO EDGEWATER IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90484443, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address: 5640 N. Kenmore, Unit #1N, Chicago, IL 60660.
P.I.N.: 14-05-409-024-1006

Property of Cook County Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN-1995
573.13

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN-1995
523.12

[Handwritten signature]

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN-1995
687.00

95466130

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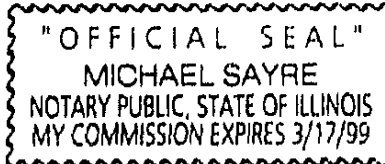
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STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bruce C. Heller and Arthur M. Heller, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal this 30th day of June 1995

Michael A. Sayre
Notary Public



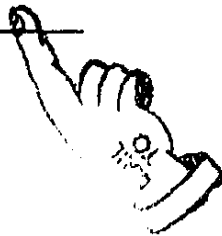
This instrument was prepared by Michael A. Sayre, Parkinson & O'Neil, 2549 North Racine Ave., Chicago, Illinois 60614

After Recording Send To:

SHARON FULLMAN
4800 S. LAKE PARK #501
CHICAGO IL 60605

Send Subsequent Tax Bills To:

WARREN C. WALKER II
3640 N. KENNEDY #1N
CHICAGO IL 60660



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