

UNOFFICIAL COPY

WARRANTY DEED

95810331

ILLINOIS STATUTORY
(Individual to Individual)

MAIL TO:
Kenneth Ruud
P.O. Box 453
Marengo, IL 60152

NAME & ADDRESS OF TAXPAYER:
Carolyn J. Baker
1450 N. Astor Unit 3D
Chicago, IL 60610

DEPT-01 RECORDING \$27.00
T#0012 TRAN 7783 11/22/95 08:55:00
#0237 # CG *-95-810331
COOK COUNTY RECORDER

RECORDER'S STAMP

THE GRANTOR(S) Mary Ellen McManus, a single person never married
of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten (\$10.00) ----- DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to Carolyn J. Baker, Divorced not remarried

(GRANTEES' ADDRESS) 1330 N. Dearborn, Chicago, IL 60610
of the City of Chicago County of Cook State of Illinois
all interest in the following described real estate situated in the County of Cook in the State of Illinois,
to wit:

See Exhibit "A" attached hereto and made a part hereof

NOTE: If additional space is required for legal - attach on separate
8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides

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

Permanent Index Number(s): 17-03-102-032-1004
Property Address: 1450 N. Astor, Unit 3D, Chicago, IL 60610

Dated this 13th day of November 19 95
(Seal) Mary Ellen McManus (Seal)
(Seal) Mary Ellen McManus (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1159

BOX 333-CTI

7-15-77-70-51

2709

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STATE OF ILLINOIS) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT
Mary Ellen McManus

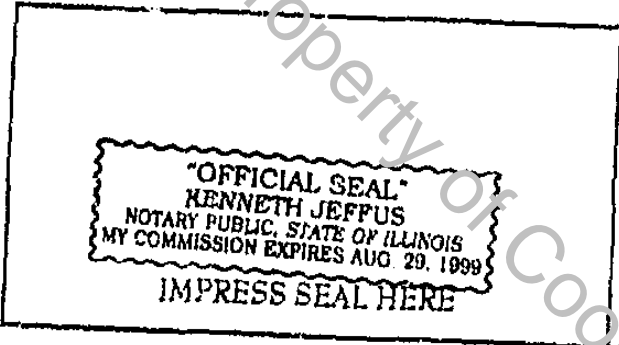
personally known to me to be the same person whose name is subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that she signed, sealed and delivered the
instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the
right of homestead.

Given under my hand and notarial seal, this 13th day of November, 19 95.

[Handwritten Signature]

Notary Public

My commission expires on _____, 19____.



COOK. COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
Susan M. Bradley
110 N. West Street
Waukegan, IL 60085

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020)
and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Mary Ellen McManus
FROM
TO
Carolyn J. Baker

WARRANTY DEED
ILLINOIS STATUTORY

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COOK
CD. NO. 895

6
8
6
6
8
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

NOV 20 1974

DEPT. OF
REVENUE

170.00

Cook County

REAL ESTATE TRANSACTION TAX



85.00

TRANSACTION TAX
637.50

TRANSACTION TAX
637.50

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EXHIBIT "A"

UNIT NO. '3D' AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOTS 1, 2, 3, AND 4 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND FIRST AND SECOND AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1971 AND KNOWN AS TRUST NUMBER 75625 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21638824, 21827517 AND 22060990 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 AMENDMENTS TO THE DECLARATION AND SURVEYS) ALL IN COOK COUNTY, ILLINOIS.

Subject only to general real estate taxes for 1995 and subsequent years; covenants, conditions and restrictions of record, building lines, zoning laws and ordinances; use or occupancy restrictions; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; limitations and conditions imposed by the Condominium Property Act, association dues and assessments established pursuant to said Declaration; acts of grantee. public and utility easements established by or implied from said Declaration provided they do not interfere with grantee's use of the property;

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