

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTORS, STEVEN SGOURAS, (a bachelor), and JAMES SGOURAS (married to Ann Sgouras) of 4349 North Kenmore, in 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.

95358584

DEPT-01 RECORDING \$25.50  
T00001 TRAN 8331 06/02/95 15131100  
18780 AF \*-95-358584  
COOK COUNTY RECORDER

2/18/07 2 MB 1/3 FEV GJT  
CONVEY and WARRANT to the GRANTEE(S), Patrick J. Fanning, a single man, of 10488 Ann Court, in the County of Cook, City of Rosmont and State of Illinois. The following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Unit 2-North together with its undivided percentage interest in the common elements in ~~UNIT 2-NORTH~~ condominium as delineated and defined in the Declaration recorded as Document No. 84-843335, in the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal meridian, in Cook County, Illinois.

\*LA SCALA

GRANTORS ALSO HEREBY GRANT AND ASSIGN TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NO. P-2 AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

COMMON ADDRESS: 4424-28 North Melden, Unit 2N, Chicago, Illinois 60640  
PIN: 14-17-123-016-0000, Volume 475

SUBJECT TO: Covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of Declaration of Condominium and all amendments, if any, thereto, public and utility easements, including any easements, established by or implied from the Declaration of Condominium or amendments thereto, if any, party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, installments not due at the date hereof for any special tax or assessments for improvements heretofore completed, unconfirmed special taxes or assessments, general real estate taxes for 1998 and subsequent years;

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, 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 and mortgages of said remaining property.

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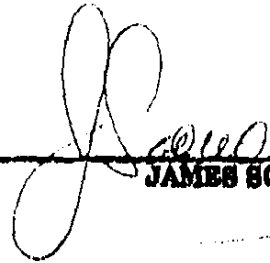
This Deed is subject to all rights, easements, covenants and conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant, if any, of the Unit conveyed hereby, has either waived or has failed to exercise his Right of First Refusal to purchase said Unit or had no such Right of First Refusal pursuant to the provisions of the Illinois Condominium Property Act and Chapter 100.2 of the Municipal Code of Chicago.

Grantor hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The Real Estate is not the Homestead Property of either Grantor nor of the Grantors spouse.

Dated this 18th day of May, 1995.

  
\_\_\_\_\_  
STEVEN SGOURAS

  
\_\_\_\_\_  
JAMES SGOURAS

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven Sgouras, a bachelor and James Sgouras, a married man, personally known to me to be the same person whose names subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 18th day of May, 1995.

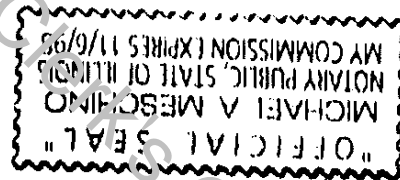
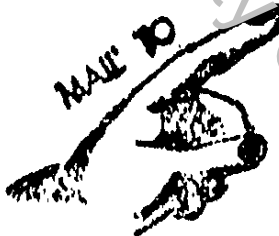
Notary Public

Mail to

Name of Person Preparing Deed  
RICHARD B. JOSEPH  
Attorney at Law  
53 West Jackson Boulevard  
Suite 1750  
Chicago, Illinois 60604

Name of Notary Public  
PATRICK J. PASHIN  
4426-28 North Malcolm  
Unit 1  
Chicago, Illinois 60640

Name of BUYER'S ATTORNEY  
MICHAEL MESSING  
1486 Miner  
Des Plaines, Illinois 60016



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# MAPPING SYSTEM

Change of Information Form.

Scannable document - read the following rules

- 1. Changes must be kept within the space limitations shown.
- 2. Do Not use punctuation.
- 3. Print in CAPITAL letters with black pen only.
- 4. Do Not Xerox form.
- 5. Allow only one space between names, numbers, and addresses.

**SPECIAL NOTE:**

- If a TRUST number is involved, it should be put with the NAME, leave one space between the name and number.
- If you don't have enough room for your full name, just your last name will be adequate.
- Property Index numbers (if any) must be included on every form.

PIN NUMBER:

1 4 - 1 7 - 1 2 3 - 0 1 5 - 0 0 0 0

NAME/TRUST#:

P A T R I C K J . F A N N I N G

MAILING ADDRESS:

4 4 2 6 - 2 N N M A L D E N

CITY:

C H I C A G O STATE: I L

ZIP CODE:

6 0 6 4 0 -

PROPERTY ADDRESS:

4 4 2 6 - 2 N N M A L D E N

CITY:

C H I C A G O STATE: I L

ZIP CODE:

6 0 6 4 0 -

*C. J. [Signature]*  
 Office  
 FILED: JUN 02 1995  
 CLERK OF COURTY

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