

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

96423541

MAIL TO: Susan Poplar

330 E. Main St. Suite 207

Barrington, IL 60010

NAME & ADDRESS OF TAXPAYER

DENISE WAGNER

3803 N. FREMONT UNIT J

CHICAGO, ILLINOIS 60613

DEPT-01 RECORDING \$23.50
 T00011 TRAN 1817 06/04/96 14:26:00
 \$3581 \$ RV *-96-423541
 COOK COUNTY RECORDER

RECORDER'S STAMP

THE GRANTOR(S) MICHAEL DELEON, a bachelor

of the City of Chicago County of Cook State of Illinois

for and in consideration of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to DENISE WAGNER

3616 NORTH RACINE AVENUE CHICAGO ILLINOIS 60613

Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit

UNIT NUMBER "J" IN THE GRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, AND THE WEST 25 FEET OF LOT 3 IN THE ANDREW KENNEDY'S SUBDIVISION OF LOT 4 AND THE WEST 50 FEET OF LOT 5 IN THE ASSESSOR'S DIVISION OF BLOCK 8 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER) OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24926146, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

SUBJECT TO: General Real Estates for 1995 and subsequent years; Building lines and building and liquor restrictions of record; zoning and building ordinances, private, public and utility easements of record; party wall rights and agreements; covenants, conditions and restrictions of record.

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

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

Permanent Index Number(s) 14-20-214-029-1010

Property Address UNIT J, 3803 NORTH FREMONT, CHICAGO, ILLINOIS 60613

DATED this 19th day of April 1996

(SEAL) Michael Deleon (SEAL)

MICHAEL DELEON

(SEAL) (SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

739 10/94

56400111

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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 MICHAEL DELEON, a bachelor personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, ~~not as a result of duress~~, 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 19th day of April, 1996.

Roger K Metz
Notary Public

My commission expires on July 11, 1998

ATTORNEYS' NATIONAL TITLE NETWORK

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE

TRANSFER ACT

DATE:

Buyer, Seller or Representative

"OFFICIAL SEAL"
ROGER K. METZ
Notary Public, State of Illinois
My Commission Expires 7-17-98

IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER:

ROGER K. METZ

ONE IBM PLAZA STE. 2929

CHICAGO, ILLINOIS 60611

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

MID AMERICA TITLE COMPANY

(708) 249-4041

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR 22 1996

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
APR 22 1996

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