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GEORGE E. COLE
LEGAL FORMS

No. 810
November 1984

WARRANTY DEED
~~Joint-Tenancy~~
Statutory (ILLINOIS)
(Individual to Individual)

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.

96570489

THE GRANTOR(S)
Howard A. Rosenblum & Thomasina S. Seah-Rosenblum,
his wife, 175 E. Delaware, Unit 5415
of the City of Chicago County of Cook
State of Illinois for and in consideration of
TEN & 00/100 (\$10.00) DOLLARS,
and other good and valuable considerations

_____ in hand paid,
CONVEY(S) _____ and WARRANT(S) _____ to
Maritza Astorquiza, an unmarried woman
749 Biloxie Court
Carol Stream, Illinois 60188
(Names and Address of Grantee(s))

_____ the following
described Real Estate situated in the County of Cook
in the State of Illinois, to wit:

DEPT-01 RECORDING \$25.00
T#0012 TRAN 1461 07/25/96 12:54:00
#7980 + CG *-96-570489
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 17-03-220-020-1208

Address(es) of Real Estate: 175 E. Delaware, Unit 5415, Chicago, Illinois 60611

Please
print or
type name(s)
below
signature(s)

DATED this: 16 day of July 1996
Howard A. Rosenblum (SEAL) Thomasina S. Seah-Rosenblum (SEAL)

(SEAL) (SEAL)

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 Howard A. Rosenblum and Thomasina S. Seah-Rosenblum
personally known to me to be the same person _____ whose name _____ subscribed

to the foregoing instrument, appeared before me this day in person, and acknowledged that
_____ he/she signed, sealed and delivered the said instrument as _____
free and voluntary act, for the uses and purposes therein set forth, including the release and
waiver of the right of homestead.

"OFFICIAL SEAL"
LEGAL LABEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/22/99

BOX 333-CTI

96570489

16-19-807

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GEORGE E. COLE
LEGAL FORMS

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 25 '96
170.00

COOK County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JUL 25 '96
11424
85.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 25 '96
PB 11193
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 25 '96
PB 11193
276.00

TO

96570489

Given under my hand and official seal, this 17th day of July 19 96

Commission expires 7/22 19 99
Leo G. Aubel
NOTARY PUBLIC

This instrument was prepared by Leo G. Aubel, Aubel & Aubel, P.C., 55 W. Monroe St., Suite 3500
(Name and Address) Chicago, Illinois 60603

MAIL TO: Maritza Astorguiza
(Name)
175 E. Delaware, #5415
(Address)
Chicago, IL 60611
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Maritza Astorguiza
(Name)
175 E. Delaware, #5415
(Address)
Chicago, IL 60611
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 5415 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"):

PARTS OF THE LAND, PROPERTY, AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 1 TO 4 INCLUSIVE, IN COUNTY CLERKS DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JULY 30, 1973 AS DOCUMENT 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETT'S, TO LASALLE NATIONAL BANK, AA NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOW AS TRUST NUMBER 45450;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450 AND RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22434263 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

P.I.N.: 17-03-220-020-1208

COMMONLY KNOWN AS: 175 E. Delaware, Unit 6415,
Chicago, Illinois 60611

96570489

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