

UNOFFICIAL COPY

WARRANTY DEED

Sole Tenancy
Statutory (Illinois)
(Individual to Individual)

96609856

THE GRANTOR(S):

NANCY BAYKO,
a single person,
of the City of
Chicago, County
of Cook, and State
of Illinois

DEPT-01 RECORDING \$23.50
T#0009 TRAN 4027 08/09/96 11:20:00
#1110 BK *-96-609856
COOK COUNTY RECORDER

96609856

(RECORDER'S USE ONLY)

For and in consideration of ** TEN DOLLARS ** and other good and valuable considerations, in hand paid, notes hereby CONVEY and WARRANT to:

23.50
MP

PATRICK A. SCHMITT, a single person, of 505 N. Lake Shore Dr., Chicago

not in Tenancy in Common, but in SOLE TENANCY, the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 3 IN MAUD AND SEMINARY TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN RESUBDIVISION OF LOTS 86 AND 87 IN THE SUBDIVISION OF LOT 3 AND THE NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH EAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90106621 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY, AND ROADS AND HIGHWAYS, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; GENERAL TAXES FOR THE YEAR 1996 AND SUBSEQUENT YEARS; INSTALLMENTS DUE AFTER THE DATE OF CLOSING FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

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 forever.

PERMANENT REAL ESTATE TAX NUMBER: 14-32-402-023-1003

ADDRESS(S) OF REAL ESTATE: 1906 N. KENMORE, CHICAGO, ILLINOIS 60614

DATED this 1st day of August, 1996.

Nancy Bayko
Nancy Bayko

(seal)

(seal)

278-C-92494-63

LAND TITLE GROUP, INC.

UNOFFICIAL COPY

WARRANTY DEED - SOLE TENANCY

State of Illinois)
County of Cook) SS.

~~CITY OF CHICAGO~~
~~REAL ESTATE TRANSACTION TAX~~
DATE OF RECORDING 08/23/96
RECORDS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

NANCY BAYKO

personally known to me to be the same person(s) whose name(s) 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of August 1996.

"OFFICIAL SEAL"
Mark L. Karno
Notary Public, State of Illinois
My Commission Expires 02/03/98

96609856

Mark Karno
notary public

This instrument was prepared by: THOMAS S. KREBS AND ASSOCIATES, 221 NORTH LASALLE, SUITE 3315, CHICAGO, IL 60601

Mail to: Senc Subsequent Tax Bills To
Patrick A. Schmitt Patrick A. Schmitt
name name
1906 North Kenmore 1906 North Kenmore
address address
Chicago IL 60614 Chicago IL 60614
city, state, zip city, state

MAIL ROOM

REAL ESTATE TRANSACTION TAX
STAMP AUG-96
133.25

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG-96 DEPT OF REVENUE 31 E. 50

REAL ESTATE TRANSACTION TAX
AUGUST 1996