

UNOFFICIAL COPY

96623694

Prepared by:
Anthony Demas
5045 North Harlem Avenue
Chicago, Illinois 60656

96623694

Mail to:
Kevin Katsis
7346 W. Madison
Forest Park, Illinois 60130

DEPT-31 RECEIVING 129.50
TAXES TRAD 5118 03/14/96 15407400
FEE: \$ TD *-96-623694
COOK COUNTY RECORDER

Send Subsequent Tax Bills to:

MAIL TO
Grantor of property
Address

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

2550

THE GRANTOR:

William F. King, divorced and not since remarried

of the County of Cook, State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Charles Kobernus, of 3147 W. Medill Chicago, Illinois 60647

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

As per Exhibit A

ATTORNEYS' NATIONAL TITLE NETWORK

96623694

Subject to:

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

Permanent Real Estate Index Number(s): 16-08-321-028-0000,
Address(es) of Real Estate: 439-41 S. Taylor Unit 1A Oak Park, IL.
Dated this August 1, 1996

PLEASE PRINT X William F. King (SEAL) _____ (SEAL)
OR TYPE NAME(S)
BELOW William F. King (SEAL) _____ (SEAL)
SIGNATURE(S)

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 William F. King, divorced and not since remarried 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 he signed, sealed and delivered the said instrument as ALS free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

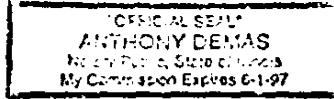
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(continued)

Given under my hand and official seal, this 2nd day of AUGUST, 1996.


Commission expires JUNE 1, 1997.


NOTARY PUBLIC




Property of Cook County Clerk's Office

 Real Estate Transfer Tax
Oak Park \$500

 Real Estate Transfer Tax
Oak Park \$25

 Real Estate Transfer Tax
Oak Park \$1

 Real Estate Transfer Tax
Oak Park \$1

 Real Estate Transfer Tax
Oak Park \$1

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COOK COUNTY
REAL ESTATE TRANSFER TAX
AUGUST 1996
\$3.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
\$66.00
P.B. 10760

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EXHIBIT A

PARCEL 1:

UNIT 1A IN HERITAGE MANOR CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 59 AND 60 (EXCEPT THE SOUTH 60 FEET OF SAID LOTS 59 AND 60) IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 26, 1995 AS DOCUMENT 95275274, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED DATED FEBRUARY 1, 1973 RECORDED FEBRUARY 16, 1973 AS DOCUMENT NUMBER 2223494 OVER AND UPON THE NORTH 4 FEET OF THE SOUTH 60 FEET OF THE WEST 9 FEET OF LOT 59 AND THE NORTH 4 FEET OF THE SOUTH 60 FEET OF LOT 60 IN HOUSTON'S SUBDIVISION AFORESAID FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: general real estate taxes for the year 1994 and subsequent years; easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of condominium Ownership or amendments thereto, if any; applicable zoning and building laws or ordinances; encroachments, if any; acts done or suffered by purchaser; limitations and conditions imposed by the Condominium Property Act of the State of Illinois; Declaration of Condominium Ownership and all amendments thereto, if any; existing leases; and existing leases, licenses and agreements affecting the common elements.

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