

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS) (General)

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96787068

THE GRANTOR (NAME AND ADDRESS)

CHRISTOPHER M. NICKLO, single, never married, 1 St. Francis Pl., #3405, San Francisco, CA 94107

DEPT-01 RECORDING \$23.00 T#0012 TRAN 2556 10/15/96 15:07:00 #3282 CG *-96-787068 COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

City of San Francisco County of California

for and in consideration of Ten & no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

PARTHA PACHAVACHARI, Also known as Parthivachari 4334 N. Hazel #1111 Chicago, IL 60613

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1995 and subsequent years and the following, if any: covenants, conditions, and restrictions of record; public utility easements; existing leases and tenancies; special governmental fees or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments.

Permanent Index Number (PIN): 14-17-111-025-1007 14-17-111-025-1006

Address(es) of Real Estate: 4637 N. Magnolia Ave. #3, Chicago, IL 60640

DATED this 8th day of October 1996

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

CHRISTOPHER M. NICKLO

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



personally known to me to be the same person whose name is 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, 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 8th day of October 1996

Commission expires 3-22-00 Richard C. Spain NOTARY PUBLIC

This instrument was prepared by Richard C. Spain, 33 N. Dearborn #2220, Chicago, IL 60602 (NAME AND ADDRESS)

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Legal Description

of premises commonly known as Unit 3, 4637 N. Magnolia, Chicago, IL 60640

UNIT 4637-3 AND P-1 IN THE STUART ON MAGNOLIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 56 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 55 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, 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 NO. 94559339 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
OCT 15 1996
58875

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
OCT 15 1996
58875

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
OCT 15 1996
7850

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
OCT 15 1996
15200

SEND SUBSEQUENT TAX BILLS TO

MAIL TO: Robert F. Miller
(Name)
220 W. Madison
(Address)
Suite 2040
(City, State and Zip)
Chicago, IL 60606-3416

Partha Raghavachari
(Name)
4637 N. Magnolia Ave. #3
(Address)
Chicago, IL 60640
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____