

**WARRANTY DEED**  
Statutory (ILLINOIS) (General)

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.

96925194

THE GRANTOR (NAME AND ADDRESS)

John Bigoness, married  
to Roxanne Bigoness

SEPT-01 RECORDING \$23.00  
120012 TRAM 3302 12/06/96 11:30:00  
55520 4 DT \*--96-925194  
COOK COUNTY RECORDER  
(The Above Space For Recorder's Use Only)

7636272 DBA 1082

of the City of Chicago County of Cook State of Illinois

for and in consideration of Ten and no/00 DOLLARS, and other good and valuable consideration in hand paid, CONVEY S. and WARRANT S. to

Ashland Partners, L.L.C.,  
3040 N. ASHLAND  
CHG. IL

*Handwritten initials*

(NAMES AND ADDRESS OF GRANTEES)

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 1996 and subsequent years and covenants, conditions and restrictions of record.

THE SUBJECT PREMISES IS NOT HOMESTEAD PROPERTY.

Permanent Index Number (PIN): 14-29-115-023

Address(es) of Real Estate: 1254 West Wellington, Chicago, IL 60657

DATED this 25th day of November 1996

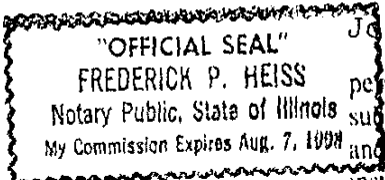
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) John Bigoness (SEAL)

(SEAL) \_\_\_\_\_ (SEAL)

*Notary 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



IMPRESS SEAL HERE

John Bigoness, married to Roxanne Bigoness, 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 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 25th day of November 1996

Commission expires 19

*Notary Signature*  
NOTARY PUBLIC

This instrument was prepared by Frederick P. Heiss, 188 W. Randolph, Chicago, IL 60601

96925194

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 1254 West Wellington, Chicago, IL 60657


Lot 467 in John P. Altgeld's Subdivision of Blocks 1, 2, 3, 4, and 7, and the North 1/2 of Block 6 in the Subdivision of that part lying Northeasterly of Lincoln Avenue of the Northwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

★ 1 5 2 7 5 7  
★ 1 5 1 2 5 1  
★ 1 5 1 2 5 1  
★ 1 5 1 2 5 1

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE DEC-5'98  
PB. 11187


989.00



Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP DEC-6'35  
PB. 11427

116.00




★ 0 5 5 7 3 0  
★ 0 5 5 7 3 0  
★ 0 5 5 7 3 0  
★ 0 5 5 7 3 0

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE DEC-5'96  
PB. 11187

741.00

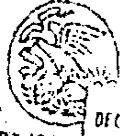


COOK COUNTY, ILL. 60601  
1 5 7 3 0 0

**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE DEC-5'96  
PB. 10686

232.00



96925194

Cook County Clerk's Office

MAIL TO

ROBERT PARKER, ATTORNEY  
(Name)  
122 S. Michigan St # 1290  
(Address)  
CHgo IL 60603  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

ASHLAND PARTNERS LLC  
(Name)  
3040 N. Ashland Ave  
(Address)  
CHgo IL 60657  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_