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WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTORS Bruce A. Jensen and Judith L. Jensen, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration

DEPT-01 RECORDING \$27.00
T#0012 TRAN 9026 02/05/96 14:52:00
#5448 CG *-96-096425
COOK COUNTY RECORDER

27/01

(The Above Space For Recorder's Use Only)

of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable considerations, cash in hand paid, CONVEY and WARRANT to **Charles Draper**, 625 West Wrightwood, Unit 415, Chicago, Illinois 60614 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Permanent Real Estate Index Number(s): 17-17-300-107-1096

Address(es) of Real Estate: 641 F South Ashland Avenue, Chicago, Illinois

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

DATED this 23rd day of January, 1996.

Bruce A. Jensen
Bruce A. Jensen

Judith L. Jensen
Judith L. Jensen

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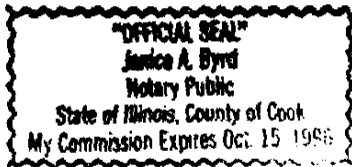
MSA 2204 10F3 FD GKK

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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 **Bruce A. Jensen** is 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.

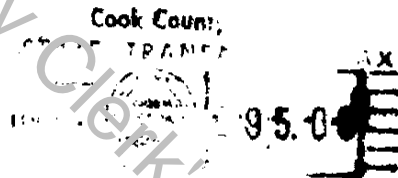
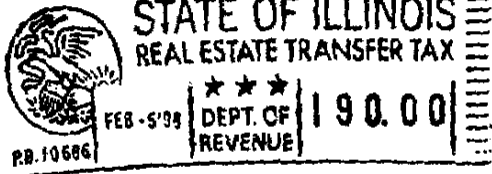
Given under my hand and official seal, this 23rd day of January, 1996.



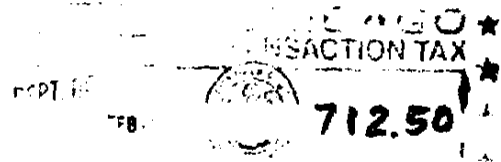
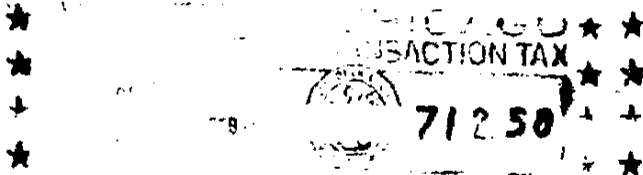
Janice A. Byrd
NOTARY PUBLIC

Commission Expires: 10-15-96

COOK
CO. NO. 018
247500



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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 **Judith L. Jensen** is 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 she signed, sealed and delivered the said instrument as her 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 24th day of January, 1996.



Janice A. Byrd
NOTARY PUBLIC

Commission Expires: 10-15-96

This Instrument Was Prepared By:
William J. Peltin
Gardner, Carton & Douglas
321 North Clark Street
Chicago, Illinois 60610-4795

Michelle Hughes
(Name)

MAIL TO: 221 N. LaSalle Suite 1100
(Address)

Chicago Il. 60601
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Charles Draper
641 F South Ashland Avenue
Chicago, Illinois 60607

OR RECORDER'S OFFICE BOX NO. _____

BOX 333-CTI

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 641-"F" IN GARIBALDI SQUARE ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 36 IN GARIBALDI SQUARE SUBDIVISION OF PARTS OF BLOCKS 40 AND 41 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89406373 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 89406373.

PIN: 17-17-300-107-1006

ADDRESS: 641F South Ashland Avenue, Chicago, Illinois

Subject to: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; general taxes for 1995 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through the Grantee.