

# UNOFFICIAL COPY

## WARRANTY DEED

The Grantor, Jeffrey A. Hill, married to Deborah F. Hill, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of ten DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS all of his right, title and interest to James Lew, the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 208 IN THE 1205 WEST SHERWIN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 1 AND THAT PART OF THE NORTH 1/4 OF LOT 15 LYING SOUTH OF AND ADJOINING SAID LOT 1 IN THE RESUBDIVISION OF BLOCK 15 IN BIRCHWOOD BEACH, A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST

OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO PARCEL 2: LOT 8 (EXCEPT THE EASTERLY 50 FEET THEREOF) IN BLOCK 12 IN THE RESUBDIVISION OF BLOCKS 11 AND 12 IN BIRCHWOOD BEACH, IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1656551 IN BOOK 56 OF PLATS, PAGE 4, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS APPENDIX A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25 252 253 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to (i) covenants, conditions and restrictions of record; (ii) public and utility easements; (iii) existing leases and tenancies (iv) special governmental taxes or assessments for improvements not yet completed; (v) unconfirmed special governmental taxes or assessments; (vi) general real estate taxes for the years 1995-96 and subsequent years; and (vii) acts done or suffered by or through Purchaser.

Permanent Real Estate Index Number(s): 11-29-318-014 1020  
Address of Real Estate: 1205 W. Sherwin Unit 208, Chicago, Illinois 60626

DATED this 29th day of February, 1996.

Jeffrey A. Hill (SEAL)  
Jeffrey A. Hill

Deborah F. Hill (SEAL)  
Deborah F. Hill  
96162427

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 Jeffrey A. Hill and Deborah F. Hill personally known to me to be the same persons whose names are 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.

IMPRESS SEAL HERE

Given under my hand and official seal this 29 day of February, 1996.

Commission expires \_\_\_\_\_, 19 \_\_\_\_\_

This instrument was prepared by:  
Deborah F. Hill, Esq.  
Heinrich and Hill  
430 W. Erie Street  
Suite 307  
Chicago, Illinois 60610

Send recorded deed to:  
Gregg Filcraft, Esq.  
Olson Grubill & Hoffman  
707 Skokie Boulevard Suite 420  
Northbrook, Illinois 60062

"OFFICIAL SEAL"  
Jodie Carlson  
Notary Public, State of Illinois  
My Commission Expires May 19, 1997

Notary Public Jodie Carlson  
Send subsequent tax bills to:  
James Lew  
Unit 100  
1205 W. Sherwin  
Chicago, Illinois 60626

DEPT-01 RECORDING \$23.50  
T#0009 TRAN 1263 03/01/96 15:18:00  
#1379 #RH \*-96-162427  
COOK COUNTY RECORDER

23 50

EN 9600132 And Co, Sherwin

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[REDACTED]

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 ★★★ DEPT. OF REVENUE  
 MAR-196  
 66.50  
 RB.10760

Cook County  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 MAR-196  
 33.25

96162127