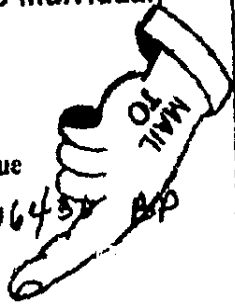


UNOFFICIAL COPY

WARRANTY DEED
Joint Tenancy - Statutory
(ILLINOIS)
(Individual to Individual)

96362614

PREPARED BY:
GEORGE J. HENNIG
ATTORNEY AT LAW
5944 W. Montrose Avenue
Chicago, IL 60634



MAIL TO:
EDWARD J. MORAN
ATTORNEY AT LAW
Three First National Plaza, Ste. 3950
Chicago, IL 60602

DEPT-01 RECORDING \$23.50
7#0011 TRAN 1514 05/13/96 15:50:00
49226 = RV *-96-362614
COOK COUNTY RECORDER

23.50
MM

THE GRANTOR BELL H. HOPE, A DIVORCED WOMAN, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100-DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to

MARK D. HERZOG AND KATHLEEN HERZOG, of 1811 N. Sedgewick, Chicago, IL 60614,

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THAT PART OF A TRACT OF LAND WHICH CONSISTS OF THE FOLLOWING THREE PARCELS OF LAND: A TRACT OF LAND WHICH INCLUDES PORTIONS OF LOTS TAKEN FOR THE OPENING OF OGDEN AVENUE, DESCRIBED AS FOLLOWS:

LOTS 67 THRU 81 AND 96 THRU 102 (EXCEPT THE NORTH 20 FEET OF SAID LOT 102, ALSO EXCEPT THE WEST 8 FEET OF LOTS 67 THRU 74 AND THE WEST 8 FEET OF THE NORTH 20 FEET OF LOT 75, ALSO EXCEPT THE EAST 20 FEET OF LOTS 76 THRU 81 AND THAT PART OF THE EAST 20 FEET OF LOT 75 TOGETHER WITH A TRIANGULAR SHAPED PORTION OF LOT 74 LYING SOUTH AND SOUTHEASTERLY OF A LINE THAT IS 53.46 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHEASTERLY LINE OF NORTH OGDEN AVENUE AS OPENED AND EXTENDED) ALL IN C.J. HULL'S SUBDIVISION OF BLOCK 51 IN CANAL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, ALL OF THE NORTH-SOUTH 10 FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 96 THRU 102 (EXCEPT THE NORTH 20 FEET OF LOT 102) IN C.J. HULL'S SUBDIVISION OF BLOCK 51 AFORESAID; ALSO THAT PART OF THE WEST 30 FEET OF NORTH ST. MICHAEL COURT LYING SOUTH OF THE SOUTH LINE OF WEST MEMOMONEE STREET EXTENDED EAST AND LYING NORTHERLY OF A LINE THAT IS 53.46 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHEASTERLY LINE OF NORTH OGDEN AVENUE AS OPENED AND EXTENDED, DESCRIBED AS FOLLOWS (FOR THE PURPOSE OF DESCRIBING THIS PARCEL MOST WESTERLY LINE OF SAID TRACT TAKEN AS "NORTH AND SOUTH"), BEGINNING ON THE MOST WESTERLY LINE OF SAID TRACT AT A POINT 1130.62 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 51 MINUTES 58 SECONDS EAST 55.46 FEET; THENCE SOUTH 9.67 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS WEST 2.58 FEET; THENCE SOUTH 12.25 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS WEST 35.00 FEET; THENCE SOUTH 0.33 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS WEST, 17.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

96362614

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 2 '96 DEPT. OF REVENUE
333.50

Cook County
REAL ESTATE TRANSACTION TAX
MAY 13 '96
166.75

UNOFFICIAL COPY

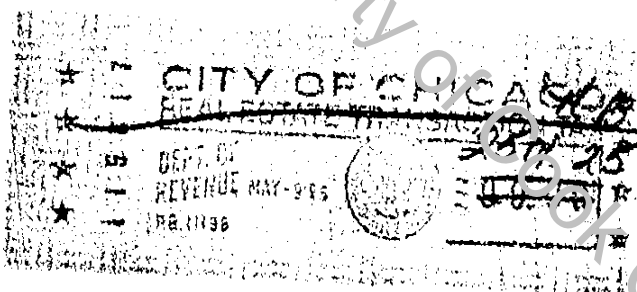
PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 24525216 WITH THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS AND FILED FOR RECORDED ON JULY 10, 1978 AS DOCUMENT NUMBER 3030031 WITH THE REGISTRAR OF COOK COUNTY, ILLINOIS.

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 conditions and restrictions of record.

Permanent Index Number (PIN): 14-33-319-048-0000

Address(es) of Real Estate: 1735 N. CLEVELAND, CHICAGO, IL 60614

DATED this 19TH day of APRIL, 1996



HOPE H. BELL (SEAL)

This instrument was prepared by GEORGE J. HENNIG, 5944 W. MONTROSE AVE., CHICAGO, IL 60634

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 HOPE BELL, A DIVORCED WOMAN, 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

10th day of May
[Signature]



NOTARY

Commission expires 5-19 1996/97 RP

96362614