

# UNOFFICIAL COPY

Warranty Deed  
Statutory (ILLINOIS)(General)

96373366

THE GRANTOR, (NAME AND ADDRESS)

RICHARD E. KAHAN and STACY L. KAHAN of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to SANDRA GORDON, a single woman, of 420 East Ohio, Chicago, Illinois 60611

DEPT-01 RECORDING \$27.00  
T#0012 TRAN 0629 05/16/96 15:41:00  
#4609 CG \*-96-373366  
COOK COUNTY RECORDER

This space reserved for Recorder.

27.00

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit "A" attached hereto and made a part hereof.

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

SUBJECT TO: the matters listed on Exhibit "B" attached hereto and made a part hereof.

Permanent Index Number (PIN): 14-32-400-012-1001

Address(es) of Real Estate: Unit 1, 1925 North Maud Street, Chicago, Illinois

27.00  
D.P

DATED this 7th day of May, 1996

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

Richard E. Kahan (SEAL)

Stacy L. Kahan (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 Richard E. Kahan and Stacy L. Kahan personally known to me to be the same persons whose names 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 7th day of May, 1996

My commission expires May 6, 2000

NOTARY PUBLIC

This instrument was prepared by Harold S. Dembo, Esq., Katz, Randall & Weinberg, 333 West Wacker Drive, Suite 1800, Chicago, Illinois 60606

(NAME AND ADDRESS)  
"OFFICIAL SEAL"  
Harold S. Dembo  
Notary Public, State of Illinois  
My Commission Expires 05/06/00

760267452  
Evanston 9602403  
Wingbury 52

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COOK  
CO. NO. 016

075249



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 15 '98  
DEPT. OF REVENUE  
312.50

43

REVENUE  
STAMP  
No. 11426

156.25

★  
★  
7523

CHGO.  
999-

★  
★  
7523

CHGO.  
999-

★  
★  
7523

CHGO.  
345.75

96373366

of Cook County Clerk's Office

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STREET ADDRESS: 1925 N MAUD

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-32-400-072-1001

## LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 1 OF THE SEMINARY/MAUD TOWNHOMES CONDOMINIUM ASSOCIATION AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"):

LOTS 90, 91 AND 92 (EXCEPT THE NORTHEASTERLY 20.33 FEET) IN WEBSTER SUBDIVISION OF LOT 3 AND THE NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 32, 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 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE SEMINARY/MAUD TOWNHOMES CONDOMINIUM ASSOCIATION MADE BY LAKE VIEW TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 29, 1987 AND KNOWN AS TRUST NUMBER 7332 AND RECORDED ON AUGUST 5, 1988 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 87433488 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NON-EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87433488.

### MAIL TO:

DEBORAH GORDON  
RUDNICK <sup>(Name)</sup> & WOLFE  
203 N. LASALLE STE 1800  
CHICAGO, IL 60602  
(Address)  
(City, State and Zip)

### SEND SUBSEQUENT TAX BILLS TO:

SANDRA GORDON  
1925 N. MAUD STREET UNIT 1  
CHICAGO, ILLINOIS 60614  
(Name)  
(Address)  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

**BOX 333-CTI**

HSD/194014.1

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EXHIBIT 'B'

## Permitted Exceptions

1. General real estate taxes for the second installment of 1995 and subsequent years.
2. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded August 5, 1987 as Document 87433488.
3. Encroachment of building located mainly on the land southeasterly over onto said land by 0.51 feet.
4. Encroachment of building located mainly on the land over onto the land south and adjoining by 0.06 feet.
5. Permanent easement created by grant from Actna Bank, a corporation of Illinois, as Trustee under Trust Agreement dated July 29, 1975 and known as Trust Number 10-1983 to Bank of Elk Grove Village, a corporation of Illinois, as Trustee under Trust Agreement dated December 15, 1983 and known as Trust Number 2252 dated February 14, 1986 and recorded March 13, 1986 as Document 86100372.

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