

UNOFFICIAL COPY

BOX 333-CT1

1278833.01

Nicholas J. Shapiro

Elizabeth H. Shapiro

Dated this 30th day of June, 1997.

Permanent Index Number(s): 25-18-103-021
Property Address: 10344 South Leavitt, Chicago, Illinois 60643

To have and to hold the above granted premises unto grantees forever, not in tenancy in common but in joint tenancy.

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

Subject to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable

Legally described on Exhibit A attached hereto and made a part hereof.

THE GRANTOR(S) NICHOLAS J. SHAPIRO AND ELIZABETH H. SHAPIRO, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) TO EDWARD J. PRENDERGAST, a bachelor and MARLENE AVATOS, a widow and not since remarried, each of the City of Chicago, County of Cook, State of Illinois 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:

Edward J. Prendergast

NAME & ADDRESS OF TAXPAYER:

Stephen I. Mozer, Esq.
39 South LaSalle Street, Suite 707
Chicago, Illinois 60603

MAIL TO:

ILLINOIS STATUTORY
(Individual to Individual)

WARRANTY DEED

97480652

DEPT-01 RECORDING \$25.00
140012 TRAN 5757 07/02/97 15:32:00
\$2600 ± ER *-97-480652
COOK COUNTY RECORDER

259084652

6# 7661992
E * 97025202

DRK

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97480652

WARRANTY DEED ILLINOIS STATUTORY

FROM

TO

DATE

<p align="center">"OFFICIAL SEAL" Brenda F. Whitman Notary Public, State of Illinois My Commission Expires 11/06/99</p>	<p align="right">NAME AND ADDRESS OF PREPARER: Debra S. Yale, Esq. Sonnenschein Nath & Rosenfeld 8000 Sears Tower 79th Floor Chicago, Illinois 60606</p>
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Notary Public
My commission expires on 11/6, 1999.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
CERTIFY THAT NICHOLAS J. SHAPIRO AND ELIZABETH H. SHAPIRO 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 instrument as they free and voluntary act, for the purposes therein set forth, including the
release and waiver of the right of homestead.

Given under my hand and notarial seal, this 11 day of June, 1997.

STATE OF ILLINOIS
County of Cook }
} ss.

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CITY OF CHICAGO
1888

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1888

CITY OF CHICAGO
1888

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LOT 17 IN BLOCK 1 IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 37
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

LEGAL DESCRIPTION

EXHIBIT A

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