

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

DALE E. FAHNSTROM, divorced and remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & NO/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to DALE E. FAHNSTROM, as Trustee of the Dale E. Fahnstrom Trust Agreement, u/a/d July 3, 1997, of 1763 North Sedgwick, Unit 1N, Chicago, Illinois 60614.

97484585

DEPT-01 RECORDING \$25.50
7#5555 TRAN 1855 07/03/97 15:45:00
#4726 # JJ *-97-484585
COOK COUNTY RECORDER

The above Space for Recorder's Use only

The following described Real Estate situated in County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

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

Permanent Real Estate Index Number(s): 14-33-412-042-1001 and 14-33-412-041-0600

Address of Real Estate: 1763 Sedgwick, Unit 1N, Chicago, Illinois 60614.

Dale E. Fahnstrom (SEAL) DATED this 3rd day of July, 1997. (SEAL)
DALE E. FAHNSTROM (SEAL) (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 DALE E. FAHNSTROM, 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 3rd day of July, 1997



Paul Havel
Notary Public
Commission Expires: 3-14-99



This instrument was prepared by: CICHOCKI & ARMSTRONG, LTD.
10 South Riverside Plaza, Suite 660
Chicago, IL 60606

MAIL TO:
Robert T. Cichocki, Esq.
CICHOCKI & ARMSTRONG, LTD.
10 South Riverside Plaza, Suite 660
Chicago, IL 60606-3708

SEND SUBSEQUENT TAX BILLS
Mr. Dale E. Fahnstrom
1763 Sedgwick, Unit 1N
Chicago, IL 60614

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT, SEC. 4 PAR. e.

July 3, 1997
Date

Paul Havel
Notary Public

25.50
Date July 3, 1997

EXEMPT UNDER COOK COUNTY ORDINANCE 95-144, PARAGRAPH e.

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION TO WARRANTY DEED

DALE E. FAHNSTROM
1763 Sedgwick, Unit 1N
Chicago, IL 60614

PARCEL 1:

UNIT NUMBER 1 NORTH, IN 1761-63 NORTH SEDGEWICK CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 54 FEET OF THE WEST 72.75 FEET OF LOT 12, IN NORTH ADDITION TO CHICAGO, A SUBDIVISION BY GALE, OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1974, AND KNOWN AS TRUST NUMBER 33642, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, AS DOCUMENT NUMBER 22910929; TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 54 FEET OF THE WEST 87.29 FEET (EXCEPT THE WEST 72.75 FEET THEREOF) OF LOT 12 IN THE NORTH ADDITION TO CHICAGO, A SUBDIVISION BY GALE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 54 FEET OF LOT 35 IN RUNTZ'S SUBDIVISION OF THE NORTH 1/2 OF LOT 12 IN NORTH ADDITION TO CHICAGO A SUBDIVISION BY GALE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

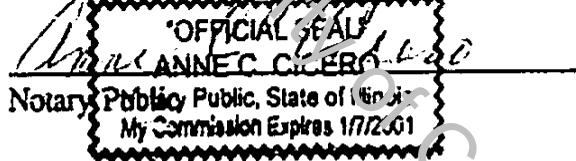
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 3, 1997

Signature: _____

Grantor or Agent

SUBSCRIBED AND SWORN TO
before me by the said Paul D. Havel
this 3rd day of July, 1997.


OFFICIAL SEAL
ANNE C. CICERO
Notary Public, State of Illinois
My Commission Expires 1/7/2001

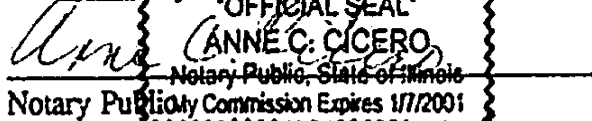
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 3, 1997

Signature: _____

Grantor or Agent

SUBSCRIBED AND SWORN TO
before me by the said Paul D. Havel
this 3rd day of July, 1997.


OFFICIAL SEAL
ANNE C. CICERO
Notary Public, State of Illinois
My Commission Expires 1/7/2001

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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