

UNOFFICIAL COPY

WARRANTY DEED

97648494

THE GRANTORS, VIRGIL M. HANCHER, JR., and PATRICIA JAMES HANCHER, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid CONVEY and WARRANT to PHILIP DOMINGUEZ, Grantee, of 710 Oakton, Unit #406, Evanston, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

DEPT-01 RECORDING \$23.00
T#0012 TRAN 6543 09/03/97 15:49:00
#3693 CG *-97-648494
COOK COUNTY RECORDER

SEE REVERSE EXHIBIT "A" FOR LEGAL DESCRIPTION

Permanent Tax Index #11-30-104-030-1022

Commonly known as 720 Oakton Street, Unit #5G, Evanston, Illinois

Subject only to: General taxes accrued, but not yet payable at the time of closing; special assessments confirmed after the date of Contract; building set-back lines and use or occupancy restrictions; covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; zoning laws and ordinances; easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; and party walls, party wall rights and agreements, terms, provisions, covenants, and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easement established by or implied from the said Declaration of Condominium, or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Act, installments due after the date of closing.

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

DATED this 29 day of August, 1997.

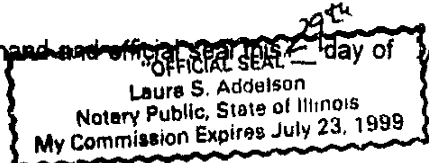
Virgil M. Hancher, Jr.
Virgil M. Hancher, Jr.

Patricia James Hancher
Patricia James Hancher

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 VIRGIL M. HANCHER, JR., and PATRICIA JAMES HANCHER, husband and wife, 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.

Given under my hand and official seal this 29th day of August, 1997.



Laura S. Addelson
Notary Public

BOX

This instrument was prepared by Laura S. Addelson, 500 Davis Center, Suite 701, Evanston, Illinois 60201. Mail recorded document to Baki Allen, Esq., 1000 Asbury, Evanston, Illinois 60201.

CENTENNIAL TITLE INCORPORATED

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EXHIBIT "A"

UNIT 5-G IN 720 OAKTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT "A" IN BENRIDGE CONSOLIDATION OF LOT 5 (EXCEPT THE EAST 25 FEET THEREOF) AND ALL OF LOTS 6 AND 7 IN BLOCK 6, IN MERRILL LADD'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTH 13.49 ACRES OF THAT PART OF SOUTH OF THE NORTH 48 LINKS EAST OF RIDGE ROAD OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 41 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 FILED AS DOCUMENT LR2231496, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

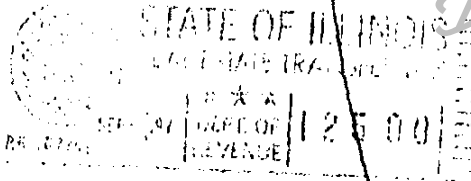
CITY OF EVANSTON 003301

Real Estate Transfer Tax
City Clerk's Office

PAID AUG 20 1997

Amount \$ 125.00

Agent MD



RECORDED

97648494

