

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

97653411

184
DOB/FW
76-75-216

DEPT-01 RECORDING \$25.00
140012 TRAN 6571 09/05/97 08:57:00
4919 CG *-97-653411
COOK COUNTY RECORDER

THE GRANTOR John G. Caplice, also known as Jack Caplice,
& Margaret M. Caplice, his wife
3139 N. Southport Avenue, Chicago, IL 60657
of the City of Chicago County of Cook State of Illinois for and in consideration of
TEN and no 100 (\$10.00).....DOLLARS, and other good and
valuable consideration in hand paid, CONVEYS and WARRANTS to
Gregory A. Stranger
644 W. Arlington Place, Apt. 2E, Chicago, IL 60614
and Coralia Hadnagy
2814 N. Cambridge St., Chicago, IL 60651

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

UNIT 3139-A IN THE 3139 NORTH SOUTHPORT AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 152 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH 1/2 OF BLOCK 5 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM MADE BY JOHN G. CAPLICE AND MARGARET M. CAPLICE AND RECORDED MARCH 21, 1997 AS DOCUMENT NUMBER 97196350; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE-A, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97196350.

SUBJECT TO THE FOLLOWING, IF ANY: Covenants, conditions, and restrictions of record and general real estate taxes for the year 1998 and subsequent years.

Grantor also hereby grants to the grantee, it's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

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BOX 333-611

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

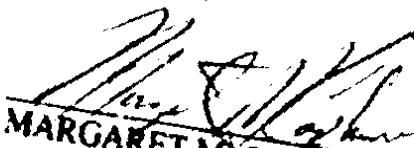
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises as joint tenants.

The tenant in the Real Estate has waived or has failed to exercise the right of first refusal.
Permanent Real Estate Number(s): 14-29-102-009-0000

Address(es) of Real Estate: 3139 N. Southport Avenue, Unit A, Chicago, IL 60657

DATED this 22th day of August, 1997.


JOHN G. CAPLICE (SEAL)


MARGARET M. CAPLICE (SEAL)

Property of Cook County Clerk's Office

14-29-102-009-0000

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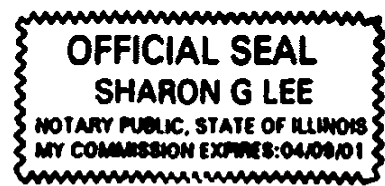
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN G. CAPLICE & MARGARET M. CAPLICE, his wife, personally known to me to be the same persons whose names they 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.

Given under my hand and official seal, this 25 day of August 1997

Commission Expires April 9, 2001

Sharon G Lee
NOTARY PUBLIC



This instrument was prepared by: Susan A. Young, Attorney at Law
221 W. Van Buren, Suite 100
Chicago, IL 60607

MAIL TO:
Lloyd E. Gussis, Esq.
2524 North Lincoln Avenue
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:
Gregory A. Stranger
3139 N. Southport Avenue, Unit A
Chicago, IL 60657

97653411