

UNOFFICIAL COPY

WARRANTY DEED

(Fee Simple)

97842758

THE GRANTOR: Paul K. Erikson, a bachelor, of Chicago, Illinois, Cook County for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to THE GRANTEE, Louise M. Murphy, of Chicago, Illinois, the following described real estate to wit:**

DEPT-01 RECORDING \$23.50
10000Y TRAH 0428 11/10/97 13:51:00
44003 & RC # - 97 - 842758
COOK COUNTY RECORDER

"SEE ATTACHED LEGAL"

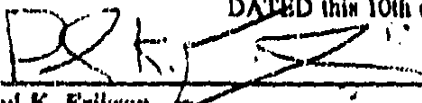
= FOR RECORDER'S OFFICE =

REAL ESTATE INDEX 17-04-217-068-1058 & 17-04-217-068-1101
Commonly known as: 1340 N. Dearborn St., unit 12A, Chicago, Illinois 60610
and G15 PK

Subject to those restrictions listed in the legal description attached hereto. Heroby 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 in Fee Simple absolute, forever.

DATED this 10th day of September, 1997

STATE OF ILLINOIS)
COUNTY OF COOK)


Paul K. Erikson

I, the undersigned, a Notary Public in and for the county and state aforesaid, **DO HEREBY CERTIFY** that Paul K. Erikson is the same person whose name is subscribed to, 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 the purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notary seal this 10th day of September, 1997.




Notary Public (SEAL)

Mail to:

Deborah Kramer
Heinrich & Kramer
205 W. Randolph St. #1750
Chicago, IL 60606

Send subsequent tax bills to:

Louise M. Murphy
1340 N. Dearborn Street, Unit 17C
Chicago, IL 60610

ATTORNEYS' NATIONAL
TITLE NETWORK, INC.

Prepared by James Wm. Pappas, Attorney At Law, 234 WAUKEGAN GLENVIEW, IL 60025

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Unit 12A and Unit G 15 as delineated on the plat of Survey of the following described parcel of real estate: Lots 7 & 8 and the North 19.9 feet of Lot 9 in Subdivision by John Borden and other of Lot 15 (except the North 47 10/12 feet thereof) in Bronson's addition to Chicago (excepting from said premises that part thereof taken or used for alley purposes) all in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached to an Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated December 20, 1978 and known as Trust No. 45520, and not individually, filed in the Office of the Recorder of Deed of Cook County, Illinois, on June 1, 1979 as Document No. 24984139, together with its undivided percentage interests in said Parcel (excepting from the Parcel all the property and space comprising all of the units thereof as defined and set forth in said Declaration and Survey).

REAL ESTATE INDEX # 17-04-217-068-1058 & 17-04-217-068-1101
Commonly known as: 1340 N. Dearborn St., unit 12A, Chicago, Illinois 60610

PKE Subject to: Covenants, conditions, and restrictions of record; General Taxes for 1997 and subsequent years; ~~special governmental taxes assessed for improvements not yet completed; unassessed special governmental taxes assessments~~; Declaration of Condominium; provisions of the Condominium Property Act of Illinois; Special Assessment pertaining to this unit for repair of concrete facade of building, garage deck and replacement of windows throughout the building which is now due and owing.

97842758

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ REVENUE OCT 1997 ★
★ 833.75 ★

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
8450

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
4225