

UNOFFICIAL COPY

97015499

WARRANTY DEED

THIS INDENTURE, made this 30th day of December, 1996, between Francis E. Tuite, divorced and not since remarried, of the City of Chicago, in the County of Cook and the State of Illinois, party of the first part, and Teresa Byrd, of the Village of Schaumburg, County of Cook and the State of Illinois, party of the second part, WITNESSETH, That the party of the first part in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, conveys and warrants to the party of the second part, the following described Real Estate, to wit:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON 12/30/96 AT 10:41 AM. *97-015499

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AS

96110031

PARCEL 1:

UNIT NO. 3 IN 1329 DEARBORN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN GRIEFENHAGEN'S SUBDIVISION OF THE WEST 129.29 FEET OF LOT 7 (EXCEPT THE NORTH 46 FEET THEREOF) AND PART OF SUB-LOT 8 IN LOT 6 IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A DECLARATION OF CONDOMINIUM MADE BY THE BANK OF RAVENSWOOD, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 20, 1978 AND KNOWN AS TRUST NUMBER 253392, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25114781 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL 1 (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THAT PORTION OF THE ROOF AREA FOR A SUN DECK AND A TOOL SHED, A LIMITED COMMON ELEMENT, AS ESTABLISHED BY THE PROVISIONS OF ARTICLE III, SECTION 3 OF THE DOCUMENT RECORDED AS 25115781 AS AMENDED BY DOCUMENT RECORDED AS 25721290.

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

2550

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182.50

2,737.50
N.A.

Property of Cook County Clerk's Office

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TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever.

Permanent Real Estate Index Number: 17-04-212-044-1003

Address of Real Estate: 1329 N. Dearborn. Unit #3. Chicago. IL 60610

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Frances E. Tuite
Francis E. Tuite

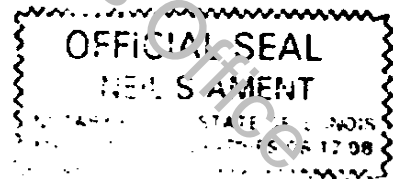
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Francis E. Tuite, personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of December, 1996.

Commission Expires: 8/17/98

[Signature]
Notary Public

This instrument was prepared by Neil S. Ament
630 Dundee Rd. # 120
Northbrook, IL 60062



Mail to: Caroline Kaprielian
134 N. LaSalle Bldg
Chicago IL 60602

Send subsequent tax bills to:



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