

THE GRANTOR  
DELPHI COURT TOWNHOMES, INC., a corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) ONLY DOLLARS in hand paid, and pursuant to authority given by the Board of said corporation, with its principal place of business at 3614 N. Ashland, in the County of Cook, City of Chicago and State of Illinois,

97022126

DEPT-01 RECORDING \$23.50  
T#0001 TRAN 7433 01/10/97 12:37:00  
#6050 RC \*-97-022126  
COOK COUNTY RECORDER

For and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS and WARRANTS to the GRANTEE, Michael J. Carens, a ~~single~~ single person in the County of Cook, City of Chicago, State of Illinois.

2350 ml

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

Legal: (SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN AS DEED EXHIBIT A).

Common Address: Townhome 1-N 4240 North Kenmore, Chicago, IL. 60613

PIN: 14-17-401-017-0000 & 14-17-401-018-0000

AND hereby releasing and waiving all rights under and virtue of the homestead Exemption Laws of the State of Illinois.

DELPHI COURT TOWNHOMES, INC.

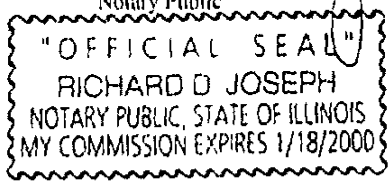
*Steven Scouras*  
STEVEN SGOURAS, President

420 S 8600K

I, the undersigned, a Notary Public in and for said Cook County, in the State of Illinois aforesaid, DO HEREBY CERTIFY that STEVEN SGOURAS, personally known to me to be the President of the DELPHI COURT TOWNHOMES INC. Corporation, and STEVEN SGOURAS, personally known to me to be the Assistant Secretary of said Corporation, and personally known to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument as President and Secretary of said Corporation, and caused the corporate seal of said Corporation to be affixed hereto, pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 16th day of December 1996.

*Richard D. Joseph*  
Notary Public



This Instrument Prepared By:  
Richard D. Joseph, Esquire  
53 W. Jackson  
Suite 1750  
Chicago, Illinois 60604  
Tel: (312) 341-0227

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Property of Cook County Clerk's Office

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COMMON ADDRESS: Unit 1-N 4240 North Kenmore, Chicago, Illinois 60613

PIN: 14-17-401-017-0000 & 14-17-401-018-0000

GRANTEE: Michael J. Carens

## DEED EXHIBIT "A"

Parcel 1: THE EAST 27.04 FEET OF THE NORTH 1/2 OF LOT 14 AND THE NORTH 44 FEET OF LOT 15 (EXCEPT THE WEST 25 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT) IN BLOCK 3 IN BUENA PARK A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 96980154 AND AS CREATED BY DEED DATED DECEMBER 16TH, 1996 AND RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ FROM DELPHI COURT TOWNHOMES, INC., TO MICHAEL J. CARENS FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR DATED THE 7th DAY OF APRIL, 1996 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 96980154, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

ALSO SUBJECT TO AND TO THE FOLLOWING, IF ANY; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, PRIVATE, PUBLIC AND UTILITY EASEMENTS OF RECORD, ROADS AND HIGHWAYS; GENERAL TAXES FOR THE YEAR 1996 AND SUBSEQUENT YEARS:

Name of New Taxpayer:

### ADDRESS OF PROPERTY:

4240-44  
4240-1N NORTH KENMORE  
CHICAGO, ILLINOIS 60613

### WHEN RECORDED, MAIL TO:

BILL HANLEY Attorney  
2000 NORTH HALSTED #200  
CHICAGO, ILLINOIS 60614



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