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GEORGE E. COLE
LEGAL FORMS

No. 810
November 1994

WARRANTY DEED
Joint Tenancy
Statutory (ILLINOIS)
(Individual to Individual)

97025066

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

~~ADD TO BIRTH DATE~~
THE GRANTOR(S)

Joseph M. Austin, a single person

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) DOLLARS,
and other good and valuable considerations _____

- DEPT-01 RECORDING \$25.50
- T#0014 TRAN 0520 01/13/97 13:16:00
- #6407 J W *-97-025066
- COOK COUNTY RECORDER

_____ in hand paid,
CONVEY(S) s and WARRANT(S) s to David Kempker
and Karen Flanagan
2740 N Pine Grove
#14E

37025066

(Names and Address of Grantee) Chicago, IL 60614
not in Tenancy in Common, but in JOINT TENANCY, the following
described Real Estate situated in the County of Cook
in the State of Illinois, to wit:

Above Space for Recorder's Use Only

As legally described in Exhibit A attached hereto and made a part hereof.

CITY OF CHICAGO
SEAL OF THE CITY OF CHICAGO
\$10.00
\$25.50

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 not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 14-28-203-027-1071

Address(es) of Real Estate: 2970 N Lake Shore Drive, Unit 2E Chicago, IL 60657

DATED this: 7th day of January 19 97

Please print or type name(s) below signature(s)

[Signature] (SEAL) _____ (SEAL)
Joseph M. Austin

_____ (SEAL) _____ (SEAL)

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 _____

Joseph M. Austin, a single person
personally known to me to be the same person whose name is _____ subscribed to the foregoing instrument, 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 purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
CONSTANTINE KALAMATIANOS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-10-99

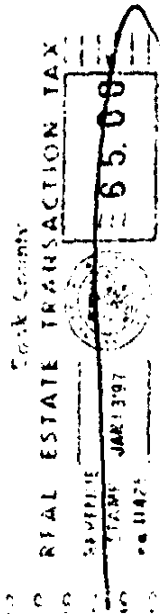
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GEORGE E. COLE
LEGAL FORMS

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL.

TO

Property of Cook County Clerk's Office



99052026

Given under my hand and official seal, this 7th day of January 19 97

Commission expires 5-10 19 99 Constantine Kalamatianos
NOTARY PUBLIC

This instrument was prepared by Dean Kalamatianos 2824 W Diversey Ave Chicago, IL 60647
(Name and Address)

MAIL TO: David Kempker & Karen Flanagan
(Name)
2970 N Lake Shore Dr #2E
(Address)
Chicago, IL 60657
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
David Kempker & Karen Flanagan
(Name)
2970 N Lake Shore Dr #2E
(Address)
Chicago, IL 60657
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 2-"E" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF THE SOUTH 33 FEET OF LOT 1 AND THE NORTH 116.8 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 OF THE CITY OF CHICAGO SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE INTERSECTION OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY ENTERED OCTOBER 31, 1904 IN CASE 256886 WITH THE SOUTH LINE OF WELLINGTON STREET, THENCE WEST ON SAID SOUTH LINE OF WELLINGTON STREET 200 FEET; THENCE SOUTHERLY ON A LINE PARALLEL TO AND 200 FEET DISTANCE FROM SAID WEST BOUNDARY LINE OF LINCOLN PARK TO A POINT 80 FEET DUE SOUTH OF THE SOUTH LINE OF WELLINGTON STREET; THENCE EAST ON A LINE PARALLEL TO AND 80 FEET DISTANCE FROM THE SOUTH LINE OF THE WELLINGTON STREET 200 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH SAID WEST BOUNDARY LINE OF LINCOLN PARK; THENCE NORTHERLY ON SAID WESTERLY LINE OF LINCOLN PARK TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 31, 1976 AND KNOWN AS TRUST NUMBER 50575 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 16, 1976 AS DOCUMENT NUMBER 23522842, AND AMENDED BY DOCUMENT 23680347, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

This conveyance is made subject to the following: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, general real estate taxes for the year 1996 and subsequent years; the Declaration of Condominium Ownership and all amendments thereto, if any; and condominium assessments due after the date of closing.