

UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 806  
November 1994

WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)

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.

97102834

THE GRANTOR

KAREN E. BIDDINGER, an unmarried woman

of the City of Chicago County of Cook

State of Illinois for and in consideration of

Ten Dollars & no/100-----

----- DOLLARS,

and other good and valuable considerations -----

----- in hand paid,

CONVEY B and WARRANT S to  
EFFIE G. COKINOS  
314 N. WESTERN AVENUE  
PARK RIDGE, IL 60068

(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK

----- in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

- DEPT-01 RECORDING \$25.00
- T#0012 TRAN 4021 02/13/97 13:01:00
- #2295 # CG \*-97-102834
- COOK COUNTY RECORDER

Above Space for Recorder's Use Only

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

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Permanent Real Estate Index Number(s): 14-33-208-028-1066

Address(es) of Real Estate: 2020 N. LINCOLN PARK WEST, UNIT 7-C, CHICAGO, ILLINOIS 60614

Dated this 31st day of January, 1997

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

Karen E Biddinger  
KAREN E. BIDDINGER

\_\_\_\_\_(SEAL)  
\_\_\_\_\_  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)

76 44515 For DK 1 1992

Property of Cook County Clerk's Office

BOX 333-011

97102834

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## Warranty Deed

Individual to Individual

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

97102834

OFFICIAL SEAL  
SUSAN A JONES  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. OCT. 30, 1999

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAREN E. BIDDINGER

IMPRESS  
SEAL  
HERE

personally known to me to be the same person is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of January 19 97

Commission expires \_\_\_\_\_ 19 \_\_\_\_\_  
Susan A. Jones  
NOTARY PUBLIC

This instrument was prepared by Susan A. Jones, Berger, Newmark & Fenchel, P.C., 222 North LaSalle Street, Suite 1900, Chicago, IL 60601-1199  
(Name and Address)

MAIL TO:

John R. (Name) Joyce  
180 North LaSalle Street  
(Address)  
Chicago, IL 60601  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

EFFIE G. COKINOS  
(Name)

2020 N. Lincoln Park West, Unit 7-C  
(Address)

Chicago, IL 60614  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT A

UNIT 7C IN 2020 LINCOLN PARK WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PARTS OF LOTS IN KUHN'S SUBDIVISION OF THE EAST 1/2 OF LOT 7 IN BLOCK 31 IN CANAL TRUSTEES' SUBDIVISION AND IN JACOB REHM'S SUBDIVISION OF CERTAIN LOTS IN KUHN'S SUBDIVISION AFORESAID, TOGETHER WITH CERTAIN PARTS OF VACATED ALLEYS ADJOINING CERTAIN OF LOTS, ALL IN SECTION 33, 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 RECORDED AS DOCUMENT 25750909, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORDED; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; 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 MORTGAGE OR TRUSTEE DEED REFERRED TO IN PARAGRAPH 3 ON THE REVERSE SIDE HEREOF AND/OR RIDER 7, IF APPLICABLE.

COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 13 '97  
DEPT. OF REVENUE  
103.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
FEB 13 '97  
DEPT. OF REVENUE  
52.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
FEB 13 '97  
DEPT. OF REVENUE  
787.50

97102834