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WARRANTY DEED

PEPT-01 RECORDING 425,50 140003 TRAN 3289 03/14/97 15:33:00 1/301 3 TMC 8-97-176750 COOK COUNTY RECORDER

This document prepared by:

Jonathan L. Mills
Sugar, Friedberg & Felsenthal
30 North LaSalle Street
Suite 2600
Chicago, Illinois 60602

When recorded mail to:

Jonathan L. Mills Sugar, Friedberg & Felsenthal 30 North LaSalle Street Suite 2600 Chicago, Illinois 60602

Property Address: 4224 North Hazel, Unit #3, Chicago, Illinois Permanent index number: 14-17-109-039-1003

MICHAEL SHAYLE EPSTEIN (a/k/a M. Shayle Epstein) and M. SUZANNE CARROLL-EPSTEIN, husband and wife, 4224 North Hazel, Unit #3, Chicago, Illinois ("Grantors"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby convey and warrant to MICHAEL SHAYLE EPSTEIN (a/k/a M. Shayle Epstein) and M. SUZANNE CARROLL-EPSTEIN, as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, 4224 North Hazel, Unit #3, Chicago, Illinois ("Grantees") the following described real estate in Cook County, Illinois;

Unit 3 together with its undivided percentage interest in the common elements in Swiss Embassy Condominium as delineated and defined in the Declaration recorded as document no. 23314085, in the East 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

hereby releasing any claim which Grantors may have under the Homestead Exemption Laws of the State of Illinois.



Proberty of Cook County Clark's Office

Grantors' warranties are subject to: covenants, conditi and restrictions of record; mortgages of record; real estate taxes not due and payable on the date here#f.	ons,
Dated March 13, 1997.	
M. Syme Caroll- Ep	ste
Exempt under the provisions of Paragraph e, Section 4, R Estate Transfer Tax Act and under the provisions of Paragraph Section 3-33-700, Chicago Real Property Transfer Tax Ordinance	E,
	e.
By: Date: 3/13/97	
STATE OF ILLINOIS)	
COUNTY OF COOK)	
ACKNOWLEDG ALKT	
I, the undersigned, a notary public in and for the State County aforesaid, do hereby certify that And for the State Processing personally known to me to be the same	
persons whose names are subscribed to the foregoing instrument	Ξ,
appeared before me this day in person and acknowledged that the	геу
signed and delivered the said instrument as their tree and	
voluntary act for the uses and purposes therein sec forth.	
Given under my hand and official seal this $\frac{1}{2}$ day of March, 1997.	
12 V 1 Cin	

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"OFFICIAL SEAL"
Cynthia M. Hendzel
Notary Public, State of Illinois
My Commission Expires 12/10/97

Notary Public My commission expires:

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR TO GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Signature: Qu (U)
,
"OFFICIAL SEAL" Cynthia M. Hendzel Notary Public, State of Illinois My Commission Expires 12/10/97

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

SUBSCRIBED and SWORN to before me by the said ** Kort* Cynthia M. Hendzel Notary Public, State of Illinois My Commission Expires 12/10/97

NOTE:

Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Property of Cook County Clerk's Office