

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy

THE GRANTORS, JOHN T. KATRAKIS and KATHLEEN P. KATRAKIS, husband and wife, and HARRY TOMPARY, a bachelor, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid CONVEY and WARRANT to PATRICK J. CARRABINE and LISA J. CARRABINE, Grantees, of 2510 N. Lincoln, Unit #2, Chicago, Illinois, not as Tenants in Common, but as JOINT TENANTS, with right of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

97353369

DEPT-01 RECORDING \$25.00
 T20012 TRAN 5154 05/19/97 14:58:00
 #1280 # CG *-97-353369
 COOK COUNTY RECORDER

25.00
OK

SEE REVERSE EXHIBIT "A" FOR LEGAL DESCRIPTION

P.T.N. 14-08-109-016

Commonly known as 1439 W. Rascher, Unit #1, Chicago, Illinois


1704924 Ce 1083

Box 343

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 as tenants in common, but as joint tenants forever.

DATED this 15th day of May, 1997.


 John T. Katrakis


 Kathleen P. Katrakis

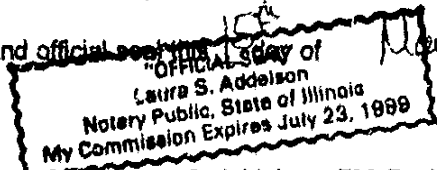

 Harry Tompary


97353369

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 JOHN T. KATRAKIS and KATHLEEN P. KATRAKIS, husband and wife, and HARRY TOMPARY, a bachelor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of May, 1997.


 Laura S. Addelson
 Notary Public, State of Illinois
 My Commission Expires July 23, 1999


 Notary Public

This instrument was prepared by Laura S. Addelson, 500 Davis Center, Suite 701, Evanston, Illinois 60201.
 Mail recorded document to Richard Steinberg, Esq., 2102 N. Clark, Chicago, Illinois 60614.

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EXHIBIT "A"

UNIT 1439-1 IN THE RASCHER COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 8-2/3 FEET OF LOT 20, AND ALL OF LOTS 21 AND 22 IN BLOCK 2 IN FEINBERG'S ADDITION TO EDGEWATER, BEING A SUBDIVISION OF LOT 1 IN EDSON'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 97327368, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 97327368.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT AND THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE HIS OPTION TO PURCHASE THE UNIT.

Subject to: Real estate taxes for 1996 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed; public and utility easements and building and setback lines or record; zoning and building laws and ordinances; covenants, conditions and restrictions of record which do not interfere with the intended use of the property as a residential condominium act; the Declaration of Condominium and the provisions of the Illinois Condominium Property Act; acts of the Purchaser; rights of persons claimed by, through the Purchaser.



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Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
182.00

Cook County
REAL ESTATE TRANSACTION TAX
91.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
682.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
682.50

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