

UNOFFICIAL COPY

WARRANTY DEED

97370126

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 JENNIFER A. CLOUGH, Grantee, of 556 W. Aldine, Unit #2E, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

DEPT-01 RECORDING \$23.00
 T#0012 TRAN 5219 05/23/97 14:49:00
 #4400 # ER #-97-370126
 COOK COUNTY RECORDER

23 -

SEE REVERSE EXHIBIT "A" FOR LEGAL DESCRIPTION

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

1904937 CE 1992

Commonly known as 1437 W. Rascher, Unit #2, Chicago, Illinois

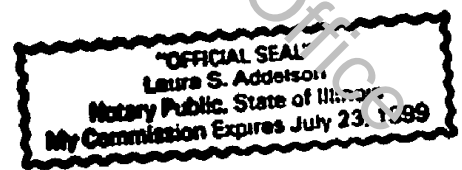
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 22nd day of May, 1997.


 John T. Katrakis


 Harry Tompary


 Kathleen P. Katrakis



97370126

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 22nd day of May, 1997.


 Notary Public

BOX 343

This instrument was prepared by Laura S. Addelson, 500 Davis Center, Suite 701, Evanston, Illinois 60201. Mail recorded document to Jeffrey Jacobson, Esq., 53 W. Jackson, Suite 640, Chicago, Illinois 60640.

UNOFFICIAL COPY

EXHIBIT "A"

UNIT 1437-2 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.

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 REPLICATED 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 unit; 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.

97327368

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 MAY 23 '97 DEPT. OF REVENUE
 154.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP MAY 23 '97
 77.00

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE MAY 23 '97
 577.50

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE MAY 23 '97
 577.50