

WARRANTY DEED

UNOFFICIAL COPY

THE GRANTOR(S), MARY ANN FINNEGAN, an unmarried woman, and RITA M. FINNEGAN, an unmarried woman, of 2970 N. Lake Shore Dr., #4-E, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT an undivided 50% interest as a tenant-in-common to:

98417415

1998-05-20 10:05:53

(Above Space For Recorder's Use Only)

Exempt under Paragraph E, Section 4 of the Real Estate Transfer Act of Illinois.

Date: 3-30-98 Name: [Signature]

MARY ANN FINNEGAN or RITA FINNEGAN, Trustees, or their successors in trust, under the MARY ANN FINNEGAN LIVING TRUST, dated 11/10/97, and any amendments thereto, of 2970 N. Lake Shore Dr., #4-E, Chicago, County of Cook, State of Illinois and an undivided 50% interest as a tenant-in-common to:

RITA FINNEGAN or MARY ANN FINNEGAN, Trustees, or their successors in trust, under the RITA FINNEGAN LIVING TRUST, dated 11/10/97, and any amendments thereto, of 2970 N. Lake Shore Dr., #4-E, Chicago, County of Cook, State of Illinois,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION.

Property Address: 2970 N. Lake Shore Dr., #4-E, Chicago, IL 60657
Permanent Index Number: 14-28-203-027-1055 and 14-28-203-027-1073

with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 14th day of March, 1998.

[Signature] (Seal)
MARY ANN FINNEGAN

[Signature] (Seal)
RITA M. FINNEGAN

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 MARY ANN FINNEGAN and RITA M. FINNEGAN, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14th day of March, 1998.

[Signature]
Notary Public



S-4
P-3
N-
M-4
GAM

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UNIT NO. 4-D 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 THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 OF THE CITY OF CHICAGO SUBDIVISION OF THE EAST FRACTIONAL HALF 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, ILLINOIS 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 DISTANT 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 DISTANT FROM THE SOUTH LINE OF 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 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 NO. 50575 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 16, 1976 AS DOCUMENT NO. 23522842, AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON OCTOBER 20, 1976 AS DOCUMENT NO. 23680347,

TOGETHER WITH AN UNDIVIDED 0.6521% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY), IN COOK COUNTY, ILLINOIS; AND

UNIT NO. 4-E AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

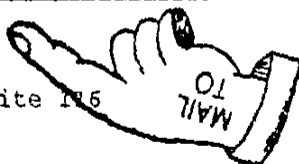
THAT PART OF THE SOUTH 33 FEET OF LOT 1 AND THE NORTH 116.8 FEET OF LOT 2 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 OF THE CITY OF CHICAGO SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: 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, ILLINOIS 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 DISTANT 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 DISTANT FROM THE SOUTH LINE OF 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 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 NO. 50575 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 16, 1976 AS DOCUMENT NO. 23522842, AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON OCTOBER 20, 1976 AS DOCUMENT NO. 23680347,

TOGETHER WITH AN UNDIVIDED 0.9158% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY), IN COOK COUNTY, ILLINOIS.

ALSO, RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM AND PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

This Instrument Was Prepared By and  
Mail to:

Theodore D. Kuczek  
KUCZEK & ASSOCIATES  
730 Waukegan Road, Suite 115  
Deerfield, IL 60015



Taxpayer and Send All Subsequent  
Tax Bills to:  
MARY ANN FINNEGAN  
RITA FINNEGAN  
2970 N. Lake Shore Dr., #4-E  
Chicago, IL 60657

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms and verifies that the name of the grantor 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, 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.

Dated: 3/14/98 Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me this 14 day of March, 1998.

[Signature] Notary Public

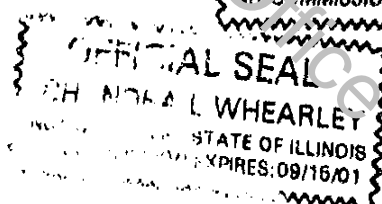


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 3/14/98 Signature: [Signature] Grantee or Agent

Subscribed and sworn to before me this 14 day of March, 1998.

[Signature] Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor/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.)

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