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1998-11-02 14:41:42
Cook County Recorder 25.50

WARRANTY DEED

2017/09 mth
THE GRANTORS, **KENNETH A. KRAUSE AND LIZBETH C. KRAUSE, husband and wife**, of Santa Fe, New Mexico for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to **RICHARD ROSE AND CHRISTINE ROSE of 312 N. May, Chicago, IL 60607,**

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

Parcel 1:
~~UNIT "B" IN 2120 WEST GRAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:~~

~~LOTS 87 AND 88 IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90608349 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.~~

see attached Exhibit "A"

Subject only to the following: if any: covenants, conditions, and restrictions of record; 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 1997 and subsequent years;

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

PIN: 17-07-123-040-1004

COMMONLY KNOWN AS: 2120 W. GRAND, UNIT D, CHICAGO, IL 60622

DATED this 24 day of September, 1998,

KENNETH A. KRAUSE

LIZBETH C. KRAUSE

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LEGAL DESCRIPTION

PARCEL 1:

UNIT "D" IN 2120 W. GRAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE;

LOTS 87 AND 88 IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90608349 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT CREATED BY GRANT RECORDED OCTOBER 30, 1998, AS DOCUMENT 98979134 FOR INGRESS AND EGRESS OVER PARKING SPACE P-3, THE LIMITED COMMON ELEMENT APPURTENANT TO UNIT B IN THE 2120 W. GRAND AVENUE CONDOMINIUM, AFORESAID, TO PROVIDE ACCESS TO AND FROM THE ENTRANCE DOORS LOCATED AT THE REAR (NORTH SIDE) OF UNIT D TO THE ALLEY LOCATED TO THE NORTH OF PARKING SPACE P-3.

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