

**WARRANTY DEED**

The GRANTOR, Michael S. Lazar, married to Margaret Lazar\*, of 1196 Lime Kiln Road, Charlotte, Vermont, for and in consideration of TEN and no/100DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Robert Sanfratello, #, of 1700 East 56th Street, Chicago, Illinois 60637, the following described Real Estate situated in the County of Cook, State of Illinois, to wit

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent index number: 17-27-119-003 and -004  
Commonly known as 2411 South Prairie, Chicago, Illinois

Subject to: See Exhibit B attached hereto and made a part hereof

\*This is not Homestead Property

TO HAVE AND TO HOLD said premises forever

Dated this 16<sup>th</sup> day of January, 1998.

*Michael S. Lazar*  
\_\_\_\_\_  
Michael S. Lazar

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State of VT, County of Chittenden

I, the undersigned, a Notary Public in and for said County, in the State of VERMONT, DO HEREBY CERTIFY that Michael S. Lazar, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that he appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16<sup>th</sup> day of January, 1998.

*Priscilla S. Hill*  
\_\_\_\_\_  
Notary public

2/10/99  
\_\_\_\_\_  
Commission expires

PREPARED BY: Jonathan D. Levy, D'Ancona & Pilaum, 30 N LaSalle St., Ste 2900, Chicago, IL 60602  
TAX BILL TO: Robert Sanfratello, Jr. 1700 East 56th Street, Chicago, IL 60637  
RETURN TO: Anthony Joseph Pope, 135 North York Road, Elmhurst, IL 60126-2790

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EXHIBIT A

Legal Description

That part of the West 100 feet of Lots 2 and 3, in E. Smith's Subdivision of Block 42 in Canal Trustees' Subdivision of the West half of Section 27, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of Lot 2; thence South along the Westerly line of said lots, 32.5 feet; thence South 89 degrees, 56 minutes, 25 seconds East, 0.53 feet; thence South 1.02 feet; thence South 89 degrees 56 minutes 25 seconds East, 0.60 feet; thence South 0.48 feet; thence South 89 degrees 56 minutes 25 seconds East, 46.2 feet; thence South 3.44 feet; thence South 89 degrees 56 minutes 25 seconds East, 23.75 feet; thence North 3.44 feet; thence South 89 degrees 56 minutes 25 seconds East, 22.92 feet to the East line of the West 100 of said lots; thence North 34.0 feet to the North line of Lot 2; thence North 89 degrees 56 minutes 25 seconds West, 100.0 feet to the point of beginning, in Cook County, Illinois

Commonly known as 2411 S Prairie Avenue, Chicago, Illinois

P.I.N. 17-27-119-003 and 17-27-119-004



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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**EXHIBIT B**

**Permitted Exceptions**

1. General taxes not yet due or payable.
2. Encroachment of the 2- story brick building located on the land, over and onto the public way west and adjoining by 0.18 feet as disclosed by survey made by John D. McTigue, dated January 6, 1998, No. 89-476A.

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