

THIS INSTRUMENT
PREPARED BY:

LLOYD E. GUSSIS
ATTORNEY AT LAW
2514 NORTH LINCOLN
CHICAGO, IL 60614

2013486MCLaSalle

WARRANTY DEED


THE GRANTEE, Sacir Vukic, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Thousand Dollars, in hand paid, CONVEYS AND WARRANTS unto Kessel, W Wagenaar, 4615 North Beacon, Chicago, Illinois, the real estate commonly known as 4506-08 North Magnolia, Unit # 3N, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being legally described in Exhibit "A" attached hereto and made a part hereof; TO HAVE AND TO HOLD said premises forever.

THIS IS NOT HOMESTEAD PROPERTY.

ADDRESS: 4506 08 North Magnolia, Unit # 3N, Chicago, Illinois

TELEPHONE: 24-17-117 312-8600

DATE: this 23rd day of January, 1998.



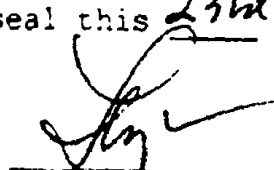
Sacir Vukic SEAL

STATE OF ILLINOIS
COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Sacir Vukic, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 notarial seal this 23rd day of January, 1998.

OFFICIAL
LLOYD GUSSIS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES



Notary Public

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UNOFFICIAL COPY 98987306



MAIL TO:

E. C. Caravette
One IBM Plaza, Suite 2915
Chicago, IL 60611

SEND TAX BILL TO:

Russell A. Wagnear
1506 OS N. Maryland #3N
Chicago, IL 60642

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
655.101*

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PARCEL 1:

Unit # 3N in The Magnolia Grove Condominiums, as delineated on a survey of the following described real estate:

Lot 107 in Sheridan Drive Subdivision, being a Subdivision of the North 3/4 of the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with that part of the West 1/2 of said Northwest 1/4 of Section 17 which lies North of the South 800 feet thereof and East of Green Bay Road, in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document No. 98059274, together with an undivided percentage interest in the Common Elements.

PARCEL 2:

The exclusive right to the use of Parking Space P-1, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 98059274.

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 or had no right of first refusal to purchase the Unit.

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