

WARRANTY DEED

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9803157 F1 182

THE GRANTORS William G. Heneghan and Maryann Heneghan, husband and wife

of the County of Cook, and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT in fee simple unto

John R. Pacente and
Aimee F. Pacente, husband and wife
555 West Coraelia
Unit 201
Chicago, Illinois 60657

^{with right of survivorship}
~~not as tenants in common or joint tenants, but as tenants by the entirety,~~ all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

See reverse hereof for Legal Description

Permanent Index Number(s): 14-07-423-010-0000 (undivided)
Address(es) of Real Estate: 4851 North Paulina, Unit 3
Chicago, Illinois 60640

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together with the tenements, hereditaments and appurtenances hereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantors have hereunto set their hand and seal this 23 day of January, 1998.

William G. Heneghan
William G. Heneghan

Maryann Heneghan
Maryann Heneghan

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 William G. Heneghan and Maryann Heneghan, husband and wife, 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 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 official seal, this 23rd day of January, 1998

Eileen C. Lally
NOTARY PUBLIC

My commission expires on 1-9-99

"OFFICIAL SEAL"
EILEEN C. LALLY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/9/99

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3 IN THE 4851 NORTH PAULINA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 22 (EXCEPT THE SOUTH 9 FEET THEREOF) IN BLOCK 2 IN KEENEY'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF PART OF SECTIONS 7, 8 AND 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KEENEY'S ADDITION TO RAVENSWOOD IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 9805456 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-3, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 9805456.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, THEIR 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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning building laws and ordinances; (3) public utility easements and private easements for pedestrian ingress and egress provided they do not interfere with Grantees' use of the property as a single family residence; (4) provisions of the Municipal Code of Chicago; (5) provisions of the Condominium Property Act of Illinois (the "Act"); (6) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by the ~~Association~~ Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (7) encroachments, if any, shown on the Plat of Survey attached to the Declaration, provided they do not interfere with Grantees' use of the property as a single family residence; (8) assessments due to the Association after the Closing Date; and (9) such other matters as to which the Title Insurer commits to insure Grantees against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

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This instrument was prepared by: Eileen C. Lally, One E. Wacker, #2920,
Chicago, Illinois 60601

MAIL TO:

James Paul Valencio
4851 N. Paulina
Chicago IL 60640

SEND SUBSEQUENT TAX BILLS TO:

John and Aimee Pacente
4851 North Paulina
Unit 3
Chicago, Illinois 60640

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STATE OF ILLINOIS
 DEPARTMENT OF REVENUE
 FEB 2 1998
 DEPT. OF REVENUE
 252.00
 PR 10716

Property of Cook County Clerk's Office

Cook County
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 STAMP FEB 3 '98
 PR 11427
 126.00

★ 0 6 5 5 3 5
 ★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE FEB 3 '98 ★
 ★ PR 11167 ★
 945.00

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 ★ CITY OF CHICAGO ★
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 ★ DEPT. OF REVENUE FEB 3 '98 ★
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