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### UNOFFICIAL COPY

### WARRANTY DEED

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 Cornelia Unit 201 Chicago, Illinois 63657

with rights of survivoship

not an tenants in common or joint tenants, but as tenants by the emirety, 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):

14-07-423-010-000° (un divided)

Address(es) of Real Estate:

4851 North Paulina, Unit 3

Chicago, Illinois 60640

together with the tenements, hereditaments and appurtenances it reunto 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 honesteads from sale on execution or otherwise.

In Witness Whereof, the Grantors have hereunto set their hand and seal this B day of Vanua, 1998. William G. Heneghan

State of Illinois, County of \_\_\_\_ Coll.

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, scaled 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 scal, this <u>D3F</u> day of <u>Chall</u>

"OFFICIA LSEÁILAL" EILEEN O LALLY

NOTARY PUBLIC, STATE OF ILLINOIS INCLUDED IN THE PROPERTY OF T MY COMMISSION EXPIRES 1/9/99

# UNOFFICIAL COPSE092678 Page 2 of 3

#### 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 9805 YS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

#### PARCEL :

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 9805464

GRANTOR ALSO HERE'S GRANTS TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE SURFFIT 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 CONTY.INTO IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION VERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (1) real estate taxes not yet me and payable; (2) applicable zoning building Iaws 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 Act of 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 Conflicts to insure Grantees against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-07-423-010-0000 (undivided)
Address of real estate: 4851 North Faulina, Unit 3, Chicago, Illinois 60640

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

MAIL TO:

Januar Paul Valender

GOS W. WATER. 2

Ching. 21. 69652

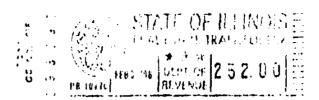
SEND SUBSEQUENT TAX BILLS TO:

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

Clients\Heneghan\4851-Paul\Legal-1.Dsc



## UNOFFICIAL COP \$692678 Cope Service



Cook County TRANSACTION TAX KELL ESTATE PENTINGE SEED 138 26.00 Ox Coof

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CITY OF CHICAGO \*
REAL ESTATE TRANSACTION IAX DEPT. OF UBTHESS LEB 3-38 9 4 5. 0 0 (B.HIS) \*