

WARRANTY DEED

(Statutory Illinois)

THE GRANTOR,
RAMON HAWKINS, a
bachelor, of 2 East Oak Street, of
the City of Chicago, County of
Cook, State of Illinois,

for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to **EUGENE SEXTON**, of 663 West Grace, Chicago, Illinois, the following described Real Estate situated in Cook County, Illinois, to wit:

SEE EXHIBIT 'A' ATTACHED

subject to: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes for the year 1997 and 1998 and subsequent years; (k) installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD FOREVER.**

Permanent Real Estate Index Number: 17-03-203-009-1155

Address of Real Estate: Unit 806, 2 East Oak Street, Chicago, Illinois 60611

COOK COUNTY TITLE order #

PO 118191 CAW 1 of 2

DATED this 12th day of February, 1998.

X Ramon Hawkins 2-12-98 (Seal)
RAMON HAWKINS

(Seal)

(Seal)

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STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the state aforesaid, DO HEREBY CERTIFY that RAMON HAWKINS, personally known 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, including the release and waiver of the right of homestead.

Given under my hand and official seal
this the 12th day of February, 1998.



Wadell Brent
Notary Public

My Commission Expires:

Prepared by: Wadell Brent
820 East 51st Street
Chicago, Illinois, 60615

MAIL TO:

SUSAN SILVERMAN

180 N LA SALLE

CHICAGO IL

or Recorder' Office Box No:

SEND SUBSEQUENT TAX BILL TO:

EUGENE SEXTON

2 EAST OAK STREET, UNIT 806

CHICAGO, ILLINOIS 60611

EXHIBIT 'A'

PARCEL 1:

UNIT 806 IN THE TWO EAST OAK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 6 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 20535273 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 24889082, IN COOK COUNTY, ILLINOIS.

PIN 17-03-203-009-1155

ADDRESS: UNIT 806, 2 EAST OAK STREET, CHICAGO, ILLINOIS 60611

PROPERTY CLERK'S OFFICE
COUNTY CLERK
427.1.11

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