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WARRANTY DEED Statutory (ILLINOIS) (General)

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THE GRANTOR (NAME AND ADDRESS):

John A. Beckett and S. Leslie Kleiman, his wife, of 1 East Wacker, Suite 1910

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook State of Illinois for and in consideration of \$100,000.00 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

Frederic Brown married to Helen Brown of 545 E. 60th St. 2nd floor, Unit #10, Chicago, IL 60637

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1997 and subsequent years and

Subject To: continued on back

Permanent Index Number (PIN): 20-15-404-003-0000

Address(es) of Real Estate: 541-545 E. 60th St. Unit 541-4 Chicago, IL 60637

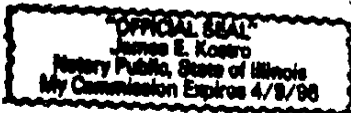
DATED this 10th day of March 1998

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) John A. Beckett (SEAL) S. Leslie Kleiman (SEAL)

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

John A. Beckett and S. Leslie Kleiman



IMPRESS SEAL HERE

personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 10th day of March 1998

Commission expires 4/9 1998

James E. Kostro NOTARY PUBLIC

This instrument was prepared by James E. Kostro & Assoc, 4329 S. Cicero Chicago, IL 60638-2116 (NAME AND ADDRESS)

BOX 333-CTH

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Legal Description

of premises commonly known as 541-545 E. 60th Street Unit 541-4

Chicago, Il. 60637

UNIT 541-4 IN EAST 60TH STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 1 AND 2 IN THE SUBDIVISION OF THE WEST 1/2 OF LOT 12 IN MAHER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98147038, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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 UNIT 541-4 HAS WAIVED THE RIGHT OF FIRST REFUSAL.

THIS REAL ESTATE IS NOT HOMESTEAD PROPERTY.

Subject To: (continued) (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

SEND SUBSEQUENT TAX BILLS TO:

Atty. Glenn Chertkow
(Name)
1525 E. 53rd St. Suite 524
(Address)
Chicago, Il. 60615
(City, State and Zip)

Frederic Brown
(Name)
541-545 E. 60th St. Unit 541-4
(Address)
Chicago, Il. 60637

RECORDER'S OFFICE BOX NO. _____

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSFER TAX ★
★ DEPT. OF REVENUE MAR30'98 ★
★ 543.75 ★
★

Cook County
REAL ESTATE TRANSFER TAX
36.25
REVENUE
STAMP
MAR30'98
CH. 11427

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
72.50
DEPT. OF REVENUE
MAR30'98
CH. 11427

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