

Prepared by:  
Deborah J. Kramer, Esq.  
Heinrich & Kramer, P.C.  
205 West Randolph,  
Suite 1750  
Chicago, IL 60606

WARRANTY DEED

THE GRANTOR, LOUISE M. MURPHY, divorced and not since remarried, whose address is 1340 North Dearborn, Unit 17C-B, Chicago, Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to LYNN CALDWELL, who resides at 1744 North Cleveland, Unit 1F, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, SUBJECT TO THOSE ITEMS SET FORTH ON EXHIBIT "A" ATTACHED HERETO

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 said premises forever.

DATED this 31<sup>st</sup> day of March, 1998.

*Louise M. Murphy*  
LOUISE M. MURPHY

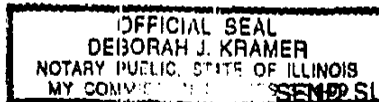
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that LOUISE M. MURPHY, 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 she signed and delivered the said Instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 31<sup>st</sup> day of March, 1998.

*Deborah J. Kramer*  
Notary Public

My Commission Expires:



MAIL TO:

SUBSEQUENT TAX BILLS TO:

Kent Donald  
707 Skokie Blvd, 420  
Northbrook, IL 60062

Lynn Caldwell  
1340 N. Dearborn Pkwy, #12A  
Chicago, IL 60610

BOX 303-CTI

EXHIBIT "A"

Legal Description

UNIT 12A AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 7 AND 8 AND THE NORTH 19.9 FEET OF LOT 9 IN SUBDIVISION BY JOHN BORDEN AND OTHER OF LOT 15 (EXCEPT THE NORTH 47 10/12 FEET THEREOF) IN BRONSON'S ADDITION TO CHICAGO (EXCEPTING FROM SAID PREMISES THAT PART THEREOF TAKEN OR USED FOR ALLEY PURPOSES) ALL IN SECTION 4 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATES DECEMBER 20, 1978 AND KNOWN AS TRUST NO. 45520, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JUNE 1, 1979 AS DOCUMENT NO. 24984139, TOGETHER WITH AN ITS UNDIVIDED PERCENTAGE INTERESTS IN SAID PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

P.I.N.: 17-04-217-033-1058

PROPERTY ADDRESS: 1340 North Dearborn, Unit 12A, Chicago, Illinois, 60610

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1997 and subsequent years; terms, provisions, covenants, conditions and options contained in the Declaration of Condominium recorded as Document 24984139; limitations and conditions imposed by the Condominium Property Act; condominium assessments from and after the date hereof; and acts suffered by or through Grantee.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
APR 3 '98  
87.50

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP  
APR 3 '98  
43.75

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
APR 1998  
656.25

UNOFFICIAL COPY

BOX 333-CTI

Lynn Caldwell  
1340 N. Dearborn Pkwy, #12A  
Chicago, IL 60606

Kent Randolph  
707 Skokie Blvd, #20  
Northbrook, IL 60062

DEBORAH J. KRAMER  
NOTARY PUBLIC, STATE OF ILLINOIS  
OFFICIAL SEAL  
SENDER'S SUBSEQUENT TAX BILLS TO:

MAIL TO:

My Commission Expires:

Notary Public

*Deborah J. Kramer*  
31st day of March, 1998.

GIVEN under my hand and Notarial Seal this 31st day of March, 1998.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that LOUISE M. MURPHY, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS }  
COUNTY OF COOK }  
SS }

*Deborah J. Kramer*  
LOUISE M. MURPHY

DATED this 31st day of March, 1998.

herby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, SUBJECT TO THOSE ITEMS SET FORTH ON EXHIBIT "A" ATTACHED HERETO

THE GRANTOR, LOUISE M. MURPHY, divorced and not since remarried, whose address is 1340 North Dearborn, Unit 17C-B, Chicago, Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to LYNN CALDWELL, who resides at 1744 North Cleveland, Unit 1F, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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205 West Randolph,  
Suite 1750  
Chicago, IL 60606

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Cook County Recorder 23.00

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXHIBIT "A"

Legal Description

UNIT 12A AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 7 AND 8 AND THE NORTH 19.9 FEET OF LOT 9 IN SUBDIVISION BY JOHN BORDEN AND OTHER OF LOT 15 (EXCEPT THE NORTH 47 10/12 FEET THEREOF) IN BRONSON'S ADDITION TO CHICAGO (EXCEPTING FROM SAID PREMISES THAT PART THEREOF TAKEN OR USED FOR ALLEY PURPOSES) ALL IN SECTION 4 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATES DECEMBER 20, 1978 AND KNOWN AS TRUST NO. 45520, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JUNE 1, 1979 AS DOCUMENT NO. 24984139, TOGETHER WITH AN ITS UNDIVIDED PERCENTAGE INTERESTS IN SAID PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

P.I.N.: 17-04-217-068-1058

PROPERTY ADDRESS: 1740 North Dearborn, Unit 12A, Chicago, Illinois, 60610

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1997 and subsequent years; terms, provisions, covenants, conditions and options contained in the Declaration of Condominium recorded as Document 24984139; limitations and conditions imposed by the Condominium Property Act; condominium assessments from and after the date hereof; and acts suffered by or through Grantee.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR 3 '98 DEPT. OF REVENUE  
P.D. 10176 \*\*\* 87.50

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE Stamp APR 3 '98  
ea.11424 \*\*\* 43.75

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE APR 3 '98  
P.B. 11193 \*\*\* 658.25

