

WARRANTY DEED  
Statutory - Illinois  
Individual to Individual

UNOFFICIAL COPY

1012 98032673  
77 25556

98278125

The GRANTOR(S):

DIANE M. WALSH, a married person, formerly known as DIANE M. KWIATKOWSKI

of the City of GRANADA HILLS, County of *Los Angeles* and State of California, for and in consideration of the sum of TEN AND 00/100-----DOLLARS, and other good and valuable considerations in hand paid, does hereby CONVEY, GRANT AND WARRANT unto

GRANTEE:

DAVID J. GRAUE  
474 N. Lake Shore Drive  
Chicago, IL 60611

of the County of Cook  
the following described Real Estate situated in the County of Cook and State of Illinois, and legally described as:

Legal Description of Property:

See Rider Attached for Complete Legal Description

This property is not subject to homestead with respect to Grantor

Subject to: Covenants, conditions and restrictions of record, general real estate taxes for 1997 and subsequent years.

Common Address: Unit 17-C & Parking Space UGP No. 10, 1300 N. Astor, Chicago, IL 60610  
Permanent Index Number: 17-03-106-028-1042 and 17-03-106-028-1084

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 30<sup>th</sup> day of March, 1998

*Diane M Walsh*

Diane M. Walsh, formerly known as  
Diane M. Kwiatkowski

BOX 333-CTI

98278125

125.00  
02:43:00  
PM - 278 1255  
SECURED

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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 **DIANE M. KWIATKOWSKI**, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Attn: Seal

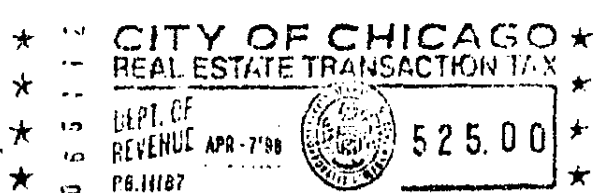
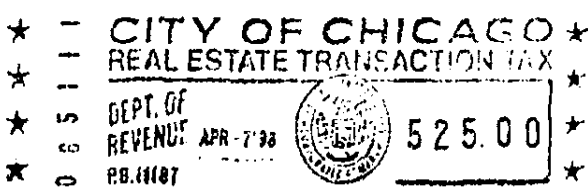
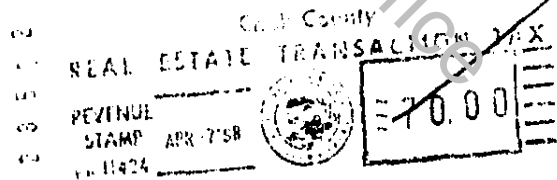
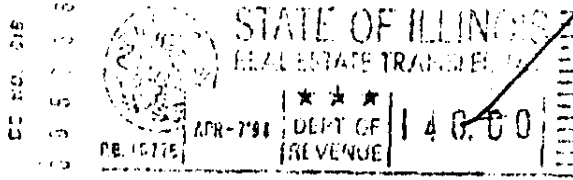


*Lorraine A. Kwiatkowski*  
(Notary Public)

This instrument prepared by: **John J. Angelus**  
Attorney at Law  
8027 S. Highland Ave.  
Downers Grove, IL 60516

Mail Recorded Deed To:  
**ALLEN BLOCK**  
ATTORNEY AT LAW  
180 N. LaSalle St., Suite 2400  
Chicago, IL 60601

Name and Address of Taxpayer:  
**DAVID J. GRAUE**  
1300 N. ASTOR, # 17-C  
CHICAGO, IL 60610



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UNITS 17C AND UGP-10 IN ASTOR TOWER CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE, (HEREINAFTER COLLECTIVELY REFERRED TO AS "PARCEL"):

PARCEL 1:

THE SOUTH 7.07 FEET OF LOT 3, ALL OF LOTS 4, 5 AND 6 AND THAT PART OF LOT 7 LYING EAST OF A LINE DRAWN 21 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7 IN THE SUBDIVISION OF LOTS 9, 10 AND 11 IN BLOCK 4 IN STONE'S RESUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF E. GOETHE STREET AND N. ASTOR STREET DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF E. GOETHE STREET WHICH IS 23.5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7 AFORESAID; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF E. GOETHE STREET A DISTANCE OF 17.5 FEET; THENCE EAST ALONG A LINE WHICH IS 17.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF E. GOETHE STREET A DISTANCE OF 102 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 12.5 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 17.83 FEET TO A LINE WHICH IS 17.25 FEET EASTERLY OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WESTERLY LINE OF N. ASTOR STREET; THENCE NORTHERLY ON SAID PARALLEL LINE A DISTANCE OF 83 FEET MORE OR LESS TO A POINT IN A LINE WHICH IS 0.42 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 7.07 FEET OF LOT 3 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 17.46 FEET TO THE WESTERLY LINE OF NORTH ASTOR STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF N. ASTOR STREET TO THE NORTH LINE OF E. GOETHE STREET; THENCE WEST ALONG THE NORTH LINE OF E. GOETHE STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS APPENDIX A TO THE DECLARATION OF CONDOMINIUM MADE BY BROOKHAM CORPORATION, A CORPORATION OF ILLINOIS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, ON SEPTEMBER 24, 1979, AS DOCUMENT 25146808 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID "PARCEL" (EXCEPTING FROM SAID "PARCEL" ALL THE PROPERTY AND SPACE COMPRISING ALL UNITS THEREOF), AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, ALL IN COOK COUNTY, ILLINOIS

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