

UNOFFICIAL COPY

98395161

WARRANTY DEED (Joint to Individual)

THE GRANTORS: Roger G. Carey, married to Margaret Carey, and John Keaney, married to Noreen Keaney

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

Veronica C. Carey, a single person,
1801 West Laramont, No. 404
Chicago, Illinois 60613

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): 17-06-437-319-000 (undivided)
Address(es) of real estate: 830 North Hermitage, Unit 2
Chicago, Illinois 60622

together with the tenements, hereditaments and appurtenances thereunto 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 homesteads from sale on execution or otherwise.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

In Witness Whereof, the grantors have hereunto set their hand and seal this 17th day of April, 1998.

Roger G. Carey (SEAL)
Roger G. Carey

John Keaney (SEAL)
John Keaney

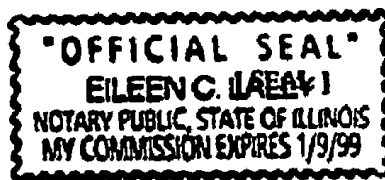
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Roger G. Carey, married to Margaret Carey, and John Keaney, married to Noreen Keaney, 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, sealed 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 seal, this 17th day of April, 1998.

Eileen C. Kelly
NOTARY PUBLIC

My commission expires on 1-9-99



DEPT-OF RECORDING \$25.00
75009 TRAN 2649 05/13/98 11:07:00
5014 RC *-98-395161
COOK COUNTY RECORDER

98039142
7731267
10F3
VASTUD

3

98395161

BOX 333-CTI

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN THE 830 NORTH HERMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

JOHNSON'S CO

THE SOUTH 1/2 OF LOT 9 IN BLOCK 21 IN JOHNSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 98-287027; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 98-287027.

Subject only to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress, pursuant to Section 5 of the Declaration; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 830 North Hermitage Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, as set forth in Section 5 of the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, THEIR 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.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 17-06-437-010-0000 (undivided)
Address of Real Estate: 830 North Hermitage, Unit 2, Chicago, Illinois 60622

This instrument was prepared by Eileen C. Lally, One East Wacker, Suite 2920, Chicago, Illinois 60601


98395161

MAIL TO:
Lyle Meyers, Esq.
120 West Madison
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:
Veronica Petry
830 North Hermitage, Unit 2
Chicago, Illinois 60622

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★ 0 6 8 1 7 4 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY 12 '99 ★
★ PB 11187 ★




268.50

★ 0 5 8 1 7 3 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY 12 '99 ★
★ PB 11187 ★




999.00

COOK COUNTY, ILL. 276352
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 12 '99 DEPT. OF REVENUE
PB 12686



169.00

124317
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY 12 '99
PB 11028



84.50

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