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1999-08-19 09:25:34
Cook County Recorder 27.00

WARRANTY DEED

This document prepared by:

William F. McGuinn, Esq.
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When recorded mail to:

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Michael A. Haber & Assoc., P.C.
120 W. Madison Street
Suite 600
Chicago, Illinois 60602

MICHAEL SHAYLE EPSTEIN (A/K/A M. SHAYLE EPSTEIN) and M. SUZANNE CARROLL-EPSTEIN, husband and wife, 4224 N. Hazel, Unit #3, Chicago, Illinois 60613 ("Grantors"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby convey and warrant to JAMES B. COHEN and ELLEN B. LETCHINGER, husband and wife, 1327 W. Washington, Chicago, Illinois ("Grantees"), not as joint tenants and not as tenants in common, but as tenants by the entirety, the following described real estate in Cook County, Illinois:

See legal description attached.

Property Address: 4224 N. Hazel, Unit #3, Chicago, IL 60613
Permanent index number: 14-17-409-039-1003

hereby releasing any claim which Grantors may have under the Homestead Exemption Laws of the State of Illinois.

Grantors' warranties are subject to: General real estate taxes for 1998 and subsequent years; covenants, conditions and restrictions of record; and public and utility easements.

Dated 8/13, 1999.

Michael Shayle Epstein a/k/a
M. Shayle Epstein

M. Suzanne Carroll Epstein

M. Suzanne Carroll-Epstein

BOX 333-CTI

1002-7833113 No Abstract
CTIC R-1

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

* 080810
 * DEPT. OF REVENUE
 * FB. 1187 AUG 18 99
 * 999.00
 * CITY OF CHICAGO
 * REAL ESTATE TRANSACTION TAX

* 080909
 * DEPT. OF REVENUE
 * FB. 1187 AUG 18 99
 * 999.00
 * CITY OF CHICAGO
 * REAL ESTATE TRANSACTION TAX

* 080908
 * DEPT. OF REVENUE
 * FB. 1187 AUG 18 99
 * 927.00
 * CITY OF CHICAGO
 * REAL ESTATE TRANSACTION TAX

322074
 REVENUE STAMP
 AUG 18 99
 CO. 11427
 195.00
 REAL ESTATE TRANSACTION TAX
 Cook County

COOK CO. NO. 018
 114975
 FB. 10716
 AUG 18 99
 DEPT. OF REVENUE
 390.00
 REAL ESTATE TRANSACTION TAX
 STATE OF ILLINOIS

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STATE OF ILLINOIS))
) SS
COUNTY OF COOK)

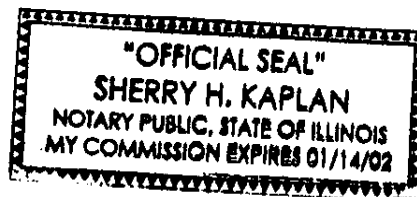
ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Michael Shayle Epstein a/k/a M. Shayle Epstein and M. Suzanne Carroll Epstein, 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 and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of August, 1999.

Sherry H. Kaplan

Notary Public
My commission expires: _____



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EXHIBIT A

LEGAL DESCRIPTION

4224 N. Hazel
Unit #3
Chicago, Illinois 60613

PERMANENT REAL ESTATE INDEX NO. 14-17-409-039-1003

UNIT 3 IN SWISS EMBASSY CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE EASTERLY 1/2 OF THE SOUTHERLY 1/2 OF THAT PART OF LOT 13 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE RUNNING 65 1/4 DEGREES WEST ALONG THE SOUTH LINE OF SAID LOT, 6.807 CHAINS TO THE CENTER OF LAKE SHORE PLANK ROAD; THENCE NORTH 22 3/4 DEGREES WEST ALONG THE CENTER OF SAID ROAD, 1.515 CHAINS; THENCE NORTH 65 1/4 DEGREES EAST ALONG THE LINE IN LAND HERETOFORE CONVEYED TO MARY SEA, 6.966 CHAINS TO THE EAST LINE OF SAID LOT; THENCE SOUTH 17 DEGREES 8 MINUTES EAST TO THE POINT OF BEGINNING (EXCEPT THE EAST 33 FEET FOR STREET) IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 77196 AND RECORDED IN OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23314085, ALL IN COOK COUNTY, ILLINOIS.