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1999-10-12 10:27:26
Cook County Recorder 25.50



99956445

WARRANTY DEED
Individuals

THIS INDENTURE WITNESSETH,

That the Grantor

Christos S. Frangos, married to Karrie A. Frangos

of the City of Chicago

in the County of Cook

and State of Illinois

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to:

Julie A. Bennett, a single person

whose address is 1710 W. School, Chicago, Illinois 60657

the following described real estate, to-wit:


See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 14-29-417-006

Common Address: Unit 2, 1822 W. Ellen Street, Chicago Illinois 60614

situated in Cook County, Illinois, hereby releasing and waiving unto Grantee all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 30th day of September, 1999



Christos S. Frangos



Karrie A. Frangos (Waiver of Homestead)

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EXHIBIT A

PARCEL 1:
IN 1822 W. ELLEN STREET CONDOMINIUM AS DELINEATED ON SURVEY OF
Unit 2, Lot 37 in Block 1 in Pickett's Addition to Chicago being a Subdivision of Lots 3 and 8 in Assessors Division of part the Northeast 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Appendix "D" to the Declaration of Condominium to the Declaration of Condominium recorded as Document Number 99916341; together with its undivided percentage interest in the common elements in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of Parking Number P-1, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 99916341

PARCEL 3:

Easements for the benefit of Parcel one for egress, use maintenance, utilities and enjoyment as set forth in the Declaration recorded as Document Number 99916341.

PARCEL 4:

The exclusive right to the use of Storage Number S-2, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 99916341

Grantor also hereby grants to the Grantee, its 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. The prior tenant has waived their option to purchase.

This Deed is subject to: (a) general real estate taxes not due and payable at the time of Closing; (b) the Illinois Condominium Property Act ("Act") and the Condominium Ordinance of the City of Chicago Municipal Code ("Code"), including all amendments thereto; (c) 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; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to Closing; (g) covenants, conditions, restrictions, agreements, building lines, encroachments and easements of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; and (i) utility easements, whether recorded or unrecorded.

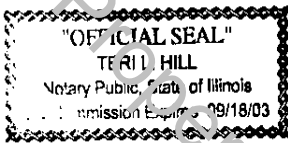
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Christos S. Frangos, married to Karrie A. Frangos personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 Notarial Seal this 30th day of September, 1999.



[Signature]
Notary Public



Future Taxes to Grantee Address

Julie A Bennett
1822 W Ellen #2
Chicago IL 60622

After Recording, Mail to:

WAFreskle's
1033 E. St Charles Rd
Compton IL 60418

This Instrument was Prepared by: Horwood Marcus & Berk, Chtd.
Whose Address is: 333 W. Wacker Drive, Suite 2800, Chicago, Illinois 60606


City of Chicago
Dept. of Revenue
213195
10/06/1999 15:54 Batch 01223 63

Real Estate
Transfer Stamp
\$1,237.50




Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT-8'99
p.s. 10847

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011100



82.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT-8'99 DEPT. OF REVENUE
155.00



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