

UNOFFICIAL COPY



99029556

WARRANTY DEED

THE GRANTOR, WESLEY GROOT and LISA GROOT, husband and wife, of the city of Chicago, County of Cook, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to

99029556

8937/0332 30 001 Page 1 of 3
1999-01-11 13:41:43
Cook County Recorder 25.00

JAMES E. KUHLMAN
1370 N. State, 2B, Chicago, IL

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 17 03 106 030 1001
Address of the Real Estate: 1320 N. Astor, Unit G, Chicago, IL 60610

DATED this 30th day of December, 1998.

Wesley Groot signature
Wesley Groot

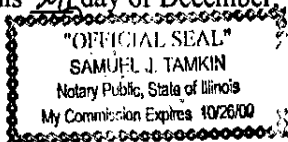
Lisa Groot signature
Lisa Groot

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 the grantor(s) is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the grantor(s) signed, sealed and delivered this said instrument as grantor(s) 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 30th day of December, 1998.

Notary Public signature
NOTARY PUBLIC



This instrument prepared by Samuel J. Tamkin, Two N. Riverside Plaza, Suite 1411, Chicago, IL 60601.

Send subsequent tax bills to:
James Kuhlman
1320 N. Astor, Unit G
Chicago, IL 60610

AFTER RECORDING MAIL TO:
Kent Novit
100-N. LaSalle Street
Suite 2200
Chicago, IL 60602

BOX 333-CTT

77 89012 R

Polley SB

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Property of Cook County Clerk's Office

99029556

COOK
CC. NO. 016
106210

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
DEPT. OF REVENUE
JAN - 8'99
209.00
P.B. 10776

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN - P '99
P.B. 11424
104.50

★
★
★
★
112373
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN - 8'99
P.B. 11193
783.75

★
★
★
★
112372
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN - 3'99
P.B. 11193
783.75

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EXHIBIT A LEGAL DESCRIPTION

99029556

UNIT G IN THE 1320 NORTH ASTOR E. R. T. A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2 AND 3 IN BLOCK 4 IN H. O. STONES SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO:

Covenants, conditions and restrictions of record, including, but not limited to the Condominium Declaration and the Illinois Condominium Property Act; private, public and utility easements; party wall rights and agreements, 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 1998 and subsequent years; and acts caused by or suffered through grantee