

UNOFFICIAL COPY

(Individual to Individual)

DEPT. OF REVENUE

31250

CAUTION: Consult a lawyer before using or acting under this form. Review the instructions and fill out the form carefully with respect to the instructions, including any changes of the form.

THE GRANTOR Ross Miller married to Janet Miller

3771818

of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and 00/1000 DOLLARS, in hand paid,

CONVEY and WARRANT to Rouben Terzian and Nina Terzian, his wife 850 N. Michigan Avenue Chicago, IL 60611

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached.

Subject to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for the year 1988 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium;

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 not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 14-28-207-004-1032

Address(es) of Real Estate: 2800 N. Lake Shore Drive, #416, Chicago

DATED this 2nd day of Feb. 1989

PLEASE PRINTOR TYPE NAME(S) BELOW SIGNATURE(S) Ross Miller (SEAL) Janet Miller (SEAL)

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 Ross Miller and Janet Miller his wife

OFFICIAL SEAL RANDI SHERYL HEICHMAN Notary Public State of Illinois My Commission Expires Nov. 9, 1992 I personally known to me to be the same person whose name subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as a 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 2nd day of Feb. 1989

Commission expires Nov 9 1992 Randi Sheryl Heichman NOTARY PUBLIC

This instrument was prepared by Randi Heichman, Katten Muchin & Zevit, 525 N. Dearborn, #1600 Chicago, IL 60610

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPTS 87501

COOK COUNTY REAL ESTATE TRANSACTION TAX RECEIPTS 87501

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX RECEIPTS 99900

3771818

719857 Norwich FF 719857 FF

MAIL TO: John Pacocha 756 North Orleans Chicago, Illinois 60610

SEND SUBSEQUENT TAX BILLS TO: Rouben Terzian 950 N. Michigan Chicago, IL 60611

UNOFFICIAL COPY

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL ATTORNEY

CHICAGO TITLE INS.
CORP.

71-98-537

[Handwritten signatures and notations]
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IN DUPLICATE

REGISTERED IN COOK COUNTY, ILLINOIS
INDEXED IN COOK COUNTY, ILLINOIS
COOK COUNTY, ILLINOIS
RECORDED - 5:22 PM 8/22

[Handwritten signature]

UNIT NUMBER 416 IN 2800 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING: THE SOUTH 60 FEET (EXCEPT THE WEST 400 FEET THEREOF) OF LOT 6 AND LOT 7 (EXCEPT THE WEST 400 FEET THEREOF), IN THE ASSESSORS' DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PREMISES BEING OTHERWISE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 7, 400 FEET EAST OF THE WEST LINE THEREOF (SAID WEST LINE BEING COINCIDENT WITH THE WEST LINE OF THE NORTH EAST PRACTICAL 1/4 OF SECTION 28 AFORESAID); THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 7 AND 6 AFORESAID, 199.3 FEET; THENCE EAST PARALLEL WITH THE SOUTH WEST LINE OF SAID LOT 7 TO THE DIVIDING OR BOUNDARY LINE BETWEEN THE LANDS OF LINCOLN PARK COMMISSIONERS AND THE LANDS OF SHORE OWNERS AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ENTERED OCTOBER 31, 1904 IN CASE NUMBER 256886 ENTITLED "AUGUSTA LEHMANN AND OTHERS AGAINST LINCOLN PARK COMMISSIONERS"; RUNNING THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE TO THE SOUTH LINE OF SAID LOT 7; AND RUNNING THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR 3066368; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

3771918