

First American Title Order # 42013 LMC 1 of 2

description affects property on Certificate 8-23-91 from 33013 and other property

UNOFFICIAL COPY

DEPT. OF REVENUE AUG 1991

3998326

WARRANTY DEED

GRANTOR(S), CRAIG S. DEAN, A BACHELOR of THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Kevin O'Grady and Jill O'Grady, his wife

Cook County REAL ESTATE TRANSACTION TAX RECEIVED 120.25

of 1360 N. Sandburg, Chicago in the County of Cook in the State of Illinois, not in Tenancy in Common, but in JOINT TENANCY, the following described real estate:

==For Recorder's Use==

UNIT NUMBER 1840, IN THE WILLOW DAYTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SUB-BLOCKS 1 AND 2 OF BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25116967 AND FILED AS DOCUMENT LR3114323 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

AND INCLUDING THE EXCLUSIVE RIGHT TO THE USE OF THE PATIO AND PARKING SPACE WHICH BEARS THE UNIT'S IDENTIFYING NUMBER, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AND FILED AS DOCUMENT 25116967 AND LR3114323.

Permanent Tax No: 14-32-413-065-1036 Known As: 1840 NORTH DAYTON, CHICAGO, ILLINOIS

Installment & 1991

SUBJECT TO: (1) Real estate taxes for the year 1990 and subsequent years; (2) Covenants, conditions restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances.

Dated: August 19, 1991

CRAIG S. DEAN

The foregoing instrument was acknowledged before me this 19th day of August, 1991 by Craig S. Dean, a bachelor; hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

State of Illinois) County of Cook) SS.

Theresa A. Nelson Notary Public

"OFFICIAL SEAL" Theresa A. Nelson Notary Public, State of Illinois My Commission Expires 1/12/95

Prepared by: Lee D. Garr, 50 Turner Avenue, Elk Grove Village, IL 60007 Mail Tax Bills To: Mr. and Mrs. Kevin O'Grady, 1840 North Dayton, Chicago, IL 60614 RETURN DEED TO: Mr. John Partelow, 222 N. LaSalle St. #300, Chicago, IL 60601-1081

3998326

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2
1533083
NFP

3990326

3990326

CAROL MOSLEY DRAUGH
REGISTRAR OF TITLES

1991 AUG 23 PM 1:18

Age of Grantee Legal

Address 3990326

Husband married to

Wife each other

Submitted by _____

Address _____

Deliver New Grant to _____

Remainder to _____

Sig. Card _____

First American Title Insurance
Company of the Mid-West
100 North LaSalle Street Suite 400
Chicago, Illinois 60602 750-6780

UNOFFICIAL COPY

0 9 0 5 1

SUBJECT TO: REAL ESTATE TAXES FOR THE YEAR 1990 2nd INSTALLMENT AND 1991 AND THEREAFTER.

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD WHICH DO NOT ADVERSELY EFFECT PURCHASERS USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE.

TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO.

PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS, IF ANY, THERETO.

LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

INSTALLMENTS OF REGULAR MONTHLY ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM DUE AFTER THE DATE OF CLOSING.

Property of Cook County Clerk's Office

3390725