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2000-05-08 10:20:50

"OFFICIAL SEAL"

CAROLINE MASON

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires May 25, 2001

Cook County Recorder

25.50

JOINT TENANCY - Statutory (Illinois) (Individual to Individual)

WARRANTY DEED

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

City of Chicago

225152

Dept. of Revenue

)5/03/2000 15:42 Batch 01274



The Grantor(s), S. Patrick Carroll and Ann W. Carroll, Husband and Wife of 2052 West Armitage Avenue, Unit D, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and 00/100s(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to James K. Gery and Loril Gery, Husband and Wife
937 W. Armitage, Apt. 3K, Chicago, IL 60614 not in Tenancy
in Common, hat in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)
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, hat in JOINT TENANCY forever. but as tenants by the entre of
Subject to: See Reverse Side hereof. Permanent Real Estate Index Number: 14-31-139-004, 14-31-139-005, 14-31-139-006, 14-31-1
Dated this 23 day of Mach, 2000. S. Patrick Carroll Ann W. Carroll
State of Thinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that S. Patrick Carroll and Ann W. Carroll, Husband and Wife, 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 he/she/they signed sealed and delivered the said instrument as his/her/their 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 23rd day of March, 2000.
Commission expires: May 25, 2001 Caroline Moson NOTARY PUBLIC
This instrument was prepared by Richard Shopiro, Sulzer & Shopiro, Ltd., 10 South LaSalle, Suite 3505, Chicago, IL 60603

Real Estate

Transfer Stamp

\$2,917.50

00323232

UNOFFICIAL COPY

LEGAL DESCRIPTION

Of premises commonly known as: 2052 West Armitage Avenue, Unit D, Chicago, Illinois 60647

See Exhibit 'A' attached hereto.

Subject to restrictions of record, conditions, reservations and assements, zoning ordinances, if any, and general taxes and assessments not yet due and payable and those items mentioned in the contract.

MAIL TO:

Phillip I. Rosenthal 7837 N. Lincoln Avenue Suite 283 Lincolnwood, IL 60646

0646 0712 SEND SUBSEQUENT TAX BILLS TO:

James K. and Lori Gery

2052 West Armitage Avenue, Unit D Chicago, Illinois 60647

UNOFFICIAL COPY

00323232

EXHIBIT 'A'

PARCEL 1:

UNIT "D" IN THE 2052 ARMITAGE PARK TOWNHOME DESCRIBED AS FOLLOWS: THE NORTH 15,00 FEET OF THE SOUTH 77.75 FEET OF THAT PART OF THE EAST 37.50 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 5, 6, 7, 8 AND 9 IN SHERMAN'S ADDITION TO HOLSTEIN, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARMITAGE FARK TOWNHOUSES, RECORDED AS DOCUMENT NO. 98491837.

