

WARRANT DEED Statutory (ILLINOIS) (Individual to Individual) CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

(Individual to Individual)

DEPT. OF REVENUE DEC 22 '94

999.00

COOK 03.01.018 2 3 4 5 4

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201 75 37247 208 Jp

THE GRANTOR

James S. Petrie, divorced not since remarried

of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and no/100ths DOLLARS. and other good and valuable consideration in hand paid.

04068306

CONVEY and WARRANT to Kurt J. and Margaret F. Steib 2736 West 94th Place Evergreen Park, IL 60642

(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:

Unit 17 in the Concord Lane Condominium as delineated on a survey of the following described real estate: Lot 22 (except the North 25 feet of the East 115 feet and except that part taken for street) in Gale's North addition to Chicago, lying within the South East 1/4 of Section 35, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "A-1" to the declaration of condominium recorded as document number 25530034, as amended from time to time, together with its undivided percentage interest in the common elements.

Subject only to:

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE DEC 22 '94 999.00

See attached Exhibit

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): 14-33-422-070-1017 Address(es) of Real Estate: 215 Concord Lane, Chicago, IL 60614

DATED this 19th day of December 19 94

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) James S. Petrie (SEAL) COOK COUNTY, ILLINOIS FILED FOR RECORD (SEAL) DEC 22 PM 1:45 04067536

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 James S. Petrie

"OFFICIAL SEAL" E. Wayne Robinson Notary Public, State of Illinois My Commission Expires 1/15/96

personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 official seal, this 19th day of December 1994

Commission expires January 15 1996 [Signature] NOTARY PUBLIC

This instrument was prepared by E. Wayne Robinson, Vedder, Price Kaufman & Kamholz 222 North LaSalle St. (NAME AND ADDRESS) Chicago, IL 60601

MAIL TO: Gloria Materre Berger, Newark & Fenchel P.C. 222 North LaSalle St., Ste 1900 Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO: Kurt J. and Margaret F. Steib 215 Concord Lane Chicago, IL 60614

OR RECORDER'S OFFICE BOX

BOX 333-CTI

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 395.00 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE 984.50

UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

COOK COUNTY, ILLINOIS
PUBLIC RECORDS

DEC 22 PM 3:52

04068306

Property of Cook County Clerk's Office

GEORGE E. COLE
LEGAL FORMS

90ES9030

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EXHIBIT A

SUBJECT ONLY TO THE FOLLOWING, IF ANY: AGREEMENT MADE BY AMERICAN NATIONAL BANK OF CHICAGO, AN ILLINOIS CORPORATION, DATED JULY 17, 1941 AND FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AUGUST 20, 1941 AS DOCUMENT NUMBER LR 908395 AND AGREEMENT DATED JULY 18, 1941 AND RECORDED AUGUST 19, 1941 AS DOCUMENT NUMBER 12742360, FOR A PARTY WALL BETWEEN THE LAND AND THAT PART OF THE WEST 1/2 OF SUBLOT 6 LYING EAST OF THE EAST LINE OF WEST FRANKLIN STREET OF LOT 21 (EXCEPT THE WEST 115 FEET THEREOF) IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID; PARTY WALL AGREEMENT DATED APRIL 4, 1924 AND RECORDED FEBRUARY 1, 1927 AS DOCUMENT NUMBER 9538147 BY JOHN CASAZZA WITH R. LAROE HUSZAGH AND MILTON S. PLOTKE, RELATING TO THE NORTH WALL OF A GARAGE ERECTED OR TO BE ERECTED ON LOT 22 (EXCEPT THE NORTH 25 FEET OF THE EAST 115 FEET THEREOF) IN NORTH ADDITION AFORESAID; INSTRUMENT RECORDED OCTOBER 17, 1978 AS DOCUMENT NUMBER 24674438 BY THE COMMISSION ON CHICAGO HISTORICAL AND ARCHITECTURAL LANDMARK FOR THE OLD TOWN TRIANGLE DISTRICT; COVENANT RECORDED JULY 26, 1979 AS DOCUMENT NUMBER 25070596 MADE BY MAIN BANK OF CHICAGO, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1979 KNOWN AS TRUST NUMBER 79-1397 RELATING TO SEWER AND WATER SERVICES; GRANT OF EASEMENT RECORDED JANUARY 23, 1980 AS DOCUMENT NUMBER 25332744 BY MAIN BANK OF CHICAGO, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1979 KNOWN AS TRUST NUMBER 79-1397 TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS AND THE ILLINOIS BELL TELEPHONE COMPANY, A CORPORATION OF ILLINOIS IN, UPON, UNDER, ALONG AND OVER THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICES, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT; AGREEMENT RECORDED FEBRUARY 25, 1980 AS DOCUMENT NUMBER 25372366 BETWEEN RICHARD BARNES AND PATRICIA BARNES, NICHOLAS BOTHFIELD AND HUDLAND CORPORATION (CHECKER TAXI COMPANY, INC.) RELATING TO ZONING ORDINANCE AND CONSTRUCTION ON SAID PROPERTY; (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 20, 1980 AS DOCUMENT 25530034, AS AMENDED FROM TIME TO TIME, (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT.'; ENCROACHMENT OF THE WOOD FENCE LOCATED MAINLY ON THE LAND EAST AND ADJOINING OVER ON THE LAND BY 0.07 FEET AND VARYING TO 0.0 FEET AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25530034; ENCROACHMENT OF THE WOOD FENCE LOCATED MAINLY ON THE LAND NORTH AND ADJOINING ON THE LAND 0.04 FEET AND VARYING 0.0 FEET AS SHOWN BY SURVEY ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25530034; ENCROACHMENT OF THE 3 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND NORTH AND ADJOINING OVER ON THE LAND BY 0.24 FEET AND VARYING TO 0.15 FEET AS

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SHOWN BY SURVEY ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25530034, PUBLIC AND UTILITY EASEMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 1994 AND SUBSEQUENT YEARS.

Property of Cook County Clerk's Office

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