

# UNOFFICIAL COPY

WARRANTY DEED

21 948 644

THE GRANTOR, CENTEX HOMES CORPORATION, a Nevada corporation, authorized to transact business in the State of Illinois, for the consideration of Ten Dollars (\$10) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto Cele Balonick, a widow, and Farrell J. Balonick and Nancy F. Balonick, his wife, of the City of Chicago County of Cook and State of Illinois, not in tenancy in common but in joint tenancy, the following described Real Estate in Cook County, Illinois to wit:

PARCEL ONE:

Unit 207, as delineated on the plat of survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): The North half of the Northwest quarter of the Northwest quarter of Section 36, Township 41 North, Range 13 East of the 3rd Principal Meridian (except the North 33 feet thereof, the East 698 feet thereof, and the West 40 feet thereof and except therefrom that part described as follows: beginning on the South line of West Touhy Avenue at a point 26 ft. E of the intersection of the East line of North Kedzie Avenue and the South line of West Touhy Avenue; thence South parallel to said line of North Kedzie Avenue 100 feet, thence Southwest 352.26 feet to a point on said East line of North Kedzie Avenue, said point being 450.00 feet South of said South line of West Touhy Avenue; thence North, along said East line of North Kedzie Avenue, 450.00 feet, to said South line of West Touhy Avenue; thence East, along said South line of West Touhy Avenue, 26.00 feet to the point of beginning) in Cook County, Illinois, which part of survey is attached as Exhibit A to the Declaration of Condominium Ownership by Centex Homes Corporation, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 21906206 together with an undivided .3011 % interest in the above described parcel; excepting therefrom all of the units, as defined and set forth in the said Declaration of Condominium Ownership and survey.

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PARCEL TWO:

Easement for the benefit of Parcel 1 as set forth in the Declaration of Easement dated June 3, 1968 and recorded June 14, 1968 as Document 20520336 made by Winston Gardens, Incorporated, a corporation of Illinois, for vehicular ingress and egress over the following described land: The North 30 feet, as measured at 90 degrees to the North line thereof, of a tract of land consisting of Blocks 4 and 5 together with all that part of vacated North Albany Avenue lying North of the South line of Block 5 extended West, said extension also being the South line of vacated West Lunt Avenue, and lying South of the North line of said Block 5 extended West, said extension also being the North line of vacated West Estes Avenue, together with all of the vacated West Lunt Avenue, lying East of the East line of North Kedzie Avenue and together with all of vacated West Estes Avenue, lying East of the East line of North Kedzie Avenue all in College Green Subdivision of part of the West half of the North West quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, except that part of the above described tract described as follows: Beginning at the North East corner of said tract; thence West along the North line of said tract 505.51 feet; thence South along a line parallel to the East line of said tract 681.49 feet to the South line of said tract; thence East along the South line of said tract 505.49 feet to the South East corner of said tract; thence North along the East line of said tract 681.82 feet to the point of beginning) in Cook County, Illinois.

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GRANTEE(s) reside(s) at: 7141 N. Kedzie Ave., Apt. 207, Chicago, Illinois 60645

THE GRANTOR, also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration of Condominium Ownership and the Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the said Declaration of Condominium Ownership for the benefit of the remaining property described therein.

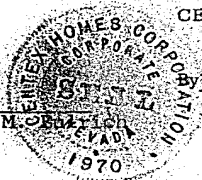
This deed is subject to and the Grantees shall be bound by all rights, easements, restrictions, conditions, covenants and reservations contained in the said Declaration of the Condominium Ownership, the same as though the provisions of the said Declaration of Condominium Ownership were recited and stipulated at length herein.

This deed is subject to general taxes for the year 1971 and subsequent years; building, building lines; use or occupancy restrictions, ordinances; easements of record; and roads and highways, if any.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be affixed and has caused its name to be signed to these presents by its Vice President and attested by its Assistant Secretary, this 4 day of May, 1972.

ATTEST

Lois M. Eubrick  
Assistant Secretary



CENTEX HOMES CORPORATION

Leonard J. Frank  
Vice President Leonard J. Frank

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(over)

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, Don L. Chadwick in and for said County, in the State aforesaid,  
DO HEREBY CERTIFY that Edward Frank Vice President and  
Lois Fulrich Assistant Secretary personally known to me to be the same  
persons whose names are subscribed to the foregoing instrument, appeared before me this day in person  
and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary  
act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19 day of June, 1972.

Don L. Chadwick  
Notary Public




My commission expires: 6/25/75  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Edwin R. Olson  
RECORDER OF DEEDS

JUN 22 '72 10 53 AM

21948644



COOK CO. NO. 016 034688	 <b>STATE OF ILLINOIS</b> REAL ESTATE TRANSFER TAX <u>Cancelled</u> MAY 25 1972 DEPT. OF REVENUE 20.00
COOK CO. NO. 016 034676	 <b>STATE OF ILLINOIS</b> REAL ESTATE TRANSFER TAX <u>Cancelled</u> MAY 25 1972 DEPT. OF REVENUE 5.00
COOK CO. NO. 016 034999	 <b>STATE OF ILLINOIS</b> REAL ESTATE TRANSFER TAX <u>Cancelled</u> JUN 14 1972 DEPT. OF REVENUE .50

Mail to:

ST. PAUL FEDERAL SAVINGS AND LOAN ASSOCIATION  
6700 W. NORTH AVENUE CHICAGO, ILLINOIS

DIV. #4

Loan No. 106622-6

Balonick

END OF RECORDED DOCUMENT