

UNOFFICIAL COPY

GEORGE E. COLE* No. 810
LEGAL FORMS* July, 1967

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

23 799 591

11⁰⁰

(The Above Space For Recorder's Use Only)

0 3 7 0 6 1
DEPT. OF REVENUE
AMOUNT PAID
85.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
85.00

65-13-344D

THE GRANTORS, NORMAN D. NICHOLSON and MARLENE E. NICHOLSON,
his wife,
of the City of Chicago County of Cook State of Illinois
for and in consideration of TEN and no/100ths (\$10.00) DOLLARS,
and other good and valuable considerations to them in hand paid,
CONVEY and WARRANT to WON HEUM JHEE and NENITA TUDTUD JHEE,
his wife, of 903 South Ashland Avenue
of the City of Chicago County of Cook State of Illinois
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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: General Taxes for 1977 and subsequent years, and to all easements for public utilities and easements with rights of ingress and egress, party walls and property wall rights, all covenants, conditions and restrictions of record and to all Terms, provisions, conditions and limitations contained in the Urban Renewal Ordinance recorded April 9, 1969 as document No. 20806064; and to those Terms, Provisions, Conditions Covenants and Restrictions contained in Documents No. 21522793; 21961306; 21525614; 21555203; 21369627; 21525614 and 2174216, and other related matters.

THIS INSTRUMENT WAS PREPARED BY
WILLIAM R. BUGE
HEALY MCGURN BUGE & ANDERSON LTD.
33 N. Dearborn St. Chicago, Ill. 60602

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.

DATED this 23rd day of December 1976

PLEASE PRINT OR TYPE NAMES OF SIGNATORIES
(Seal) Norman D. Nicholson (Seal)
NORMAN D. NICHOLSON
(Seal) Marlene E. Nicholson (Seal)
MARLENE E. NICHOLSON

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 Norman D. Nicholson and Marlene E. Nicholson, his wife 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, including the release and waiver of the right of homestead.

Given in my hand and official seal, this 26th day of January 1977.

Commission expires APRIL 13, 1978
Daniel G. Levey NOTARY PUBLIC

MAIL
Name: COLETTE MEIER
Address: RESIDENTIAL LOAN DIV
231 BLDG. - 5 FL
City: CHICAGO
FORM 104
533
OR RECORDER'S OFFICE BOX NO. 202

X ADDRESS OF PROPERTY, AND GRANTEE'S
904 So. Laflin Avenue
Chicago, Illinois 60607
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
AMOUNT PAID
59.00

23 799 591
DOCUMENT NUMBER

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Property of C...

Parcel 1:

All that part lying South of the North 40.50 feet, as measured at right angles to the North line thereof, of a tract of land being that part of certain lots in Sharpe and Smith's Subdivision of Block 42 of Canal Trustees' Subdivision of the West 1/2 of the West 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, and that part of Lots 1 to 7 in the Resubdivision of Lots 38, 40, 42, 44, 46, 48, 50, 52 and 54 in Sharpe and Smith's Subdivision, aforesaid, together with that part of the vacated alley adjoining the aforesaid lots, bounded and described as follows, to wit:

Commencing at the North East corner of Lot 1 in Sharpe and Smith's Subdivision, aforesaid (being also the intersection of the South line of West Polk Street with the West line of South Laflin Street) and running thence South 00 degrees 05 minutes 30 seconds East, along said West line of South Laflin Street, 465.66 feet to a point 203.81 feet North of the intersection of said West line of South Laflin Street and the North line of the South 5.0 feet of Lot 57 in Sharpe and Smith's Subdivision, aforesaid; thence South 89 degrees 54 minutes 30 seconds West, 46.97 feet to a point for the point of beginning of the tract of land herein described; thence South 00 degrees 05 minutes 30 seconds East, 39.41 feet; thence Southerly along a curved line convexed to the East and having a radius of 149.0 feet, (the center point for said radius is 149.0 feet being 505.47 feet South of the South line of West Polk Street and 195.97 feet West of the West line of South Laflin Street), 21.89 feet; thence South 89 degrees 54 minutes 30 seconds West, 72.16 feet; thence North 67 degrees 33 minutes 43 seconds West, 20.75 feet to an intersection with a curved line convexed to the South East and having a radius of 78.0 feet, (the center point for said radius of 78.0 feet being 489.47 feet South of the South line of West Polk Street and 211.94 feet West of the West line of South Laflin Street); thence Northerly along said last described curved line, 30.67 feet; thence North 00 degrees 05 minutes 30 seconds West, 23.39 feet; thence North 89 degrees 54 minutes 30 seconds East, 86.97 feet to the point of beginning, all in Cook County, Illinois

Parcel 2:

Easement for the benefit of Parcel 1 as set forth in declaration of covenants and easement and as shown on Plat attached thereto dated June 23, 1971 recorded June 24, 1971 as Document number 21522793 and in supplementary declaration dated June 29, 1972 and recorded July 3, 1972 as Document number 21961306 made by CT&C as Trustee under Trust Agreement dated March 15, 1971 and known as Trust Number 56864 and created by mortgage from Norman D. Nicholson and Marlene E. Nicholson, his wife, to 1st Federal Savings and Loan Association of Chicago dated May 1, 1974 recorded August 21, 1974 and as created by Deed from Chicago Title and Trust Company to Norman D. Nicholson and Marlene E. Nicholson, his wife dated April 25, 1974 recorded August 21, 1974 as Document number 22822827 for ingress and egress, all in Cook County, Illinois

17-17-316-098

23 799 591

Office

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

JAN 25 12 47 PM '77

Adriana R. Wilson
RECORDER OF DEEDS

*23799591

Property of Cook County Clerk's Office

195007 J.H.E.

Box 202

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

RESIDENTIAL LOAN DIV.
231 BLDG. - 15 FL.

COLETTE MEIER

Box 202

GEORGE E. COLE®
LEGAL FORMS

END OF RECORDED DOCUMENT