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GEORGE E. GOLFS LEGAL FORMS

No. 810 September, 1975

WARRANTY DEED

ILLINOIS FILED FOR RECORD

23 832 128

RECORDER OF DEEDS

*23832128

Joint Tenancy Illinois Statutory

FEB 25 3 01 PM '77

(Individual to Individual)

(The Above Space For Recorder's Use Only)

10-36-120-003-1142
1218518 K

THE GRANTOR Harvey Scott Slutzky and Penny Slutzky, his wife,
of the Village of Highland Pk. County of Lake State of Illinois
for and in consideration of Ten and no/100 (\$10.00) DOLLARS.
and other good and valuable consideration in hand paid
CONVEY S and WARRANT S to Arnold Richter and Benjamin Richter
(NAMES AND ADDRESS OF GRANTEE(S))
6323 N. Kedzie Avenue, Chicago, Illinois Apt. 104

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 RIDER ATTACHED HERETO CONTAINING LEGAL DESCRIPTION AND MATTERS TO WHICH THIS TRANSACTION IS SUBJECT ATTACHED HERETO AND MADE A PART HEREOF, CONSISTING OF THREE (3) PAGES.

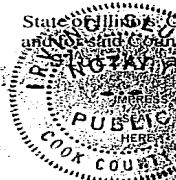


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever

DATED this 28th day of January 19 77

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Harvey Scott Slutzky (Seal) Penny Slutzky (Seal)

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 Harvey Scott Slutzky and Penny Slutzky, his wife,



personally known to me to be the same person S whose name S 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 under my hand and official seal, this 22 day of January 19 77

Commission expires June 12 19 77

This instrument was prepared by Quincy Shetty (NAME AND ADDRESS) 11 S. La Salle St Chicago Ill

MAIL TO: (Name) (Address) **BOX No. 827** (City, State and Zip)

ADDRESS OF PROPERTY: & Grantee
6833 N. Kedzie Avenue
Apt. 104 Chicago, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. _____

(Address)

COOK COUNTY CLERK'S OFFICE
RECORDING STAMPS HERE
515

DOCUMENT NUMBER

071 700 67

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EXHIBIT "A" (3 Pages)

ATTACHED HERETO AND MADE A PART OF THE WARRANTY DEED DATED
BETWEEN H. SCOTT SLUTZKY AND PENNY
SLUTZKY, HIS WIFE, AS GRANTEEES

Unit 104 as shown and identified on the survey of the following described parcel of real estate (hereinafter referred to as "PCL"): Block 2, also that part of vacated West Morse Avenue lying east of the East line of North Kedzie Avenue and west of the East line of vacated North Albany Avenue; also that part of vacated North Albany Avenue lying North of the North line of West Pratt Avenue and South of the South line of vacated West Morse Avenue; all in College Green Subdivision of part of the West 1/2 of the North West 1/4 of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership by Winston-Gardens Inc. recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document 19882456; together with an undivided 4993 per cent interest in said parcel (excepting from said parcel all the units thereof as defined and set forth in said Declaration and Survey).

SUBJECT TO:

1. General real estate taxes for the year 1976 and subsequent years;
2. Grant dated February 5, 1965 and recorded March 31, 1965 as Document 19422500 made by Winston Gardens Inc., a corporation of Illinois to the Commonwealth Edison Company and the Illinois Bell Telephone Company of a perpetual easement to construct, operate, maintain, repair, replace, relocate, renew and remove wires, cables conduits and other underground equipment for transmission and distribution of electric energy and telephone service in, under, across and along

The North 10 feet of vacated West Morse Street and over and across a 10 foot strip through Block 2 aforesaid the East line of which is the Northerly Southerly portion of the dividing line between Lot 1 and Lot 2 of said Block 2 and said line extended North and South in said Block 2 as per Schedule A attached and made a part of said document with access thereto and the terms and conditions therein contained.

3. Grant of Easement made by Winston Gardens Inc., a corporation of Illinois to the Peoples Gas Light and Coke Company a corporation of Illinois dated February 5, 1965 and recorded March 2 1965 as Document 19388887 granting a perpetual right of way and perpetual easement to lay, maintain, construct, operate, repair, renew, relay, replace and remove a gas main or gas mains and necessary pipes and attachments etc. thereto for transmitting, distributing, supplying and selling of gas, in, through, under, along and across the following described parts of land to wit:

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The West 15 feet of that part of Lot 2 Block 2 of Subdivision aforesaid lying east of Northerly Southerly portion of the dividing line between Lot 1 and Lot 2 of Block 2 and also the West 15 feet of that part of said Lot 2 Block 2 of said subdivision lying East of the Northerly Southerly portion of said dividing line extended Northerly to South line of West Morse Avenue;

ALSO

The West 15 feet of that part of Lot 1 Block 2 of said subdivision lying East of the Northerly Southerly portion of the dividing line between Lot 1 and Lot 2 of said Block 2 extended Southerly to the North line of West Pratt Avenue;

ALSO

The West 15 feet of that part of West Morse Avenue lying East of the Northerly Southerly portion of the dividing line between Lots 1 and 2 Block 2 aforesaid extended Northerly to the North line of West Morse Avenue;

ALSO

The East 25 feet of West 366.28 feet (measured perpendicularly to the West line of Block 3) of that certain tract of land composed of Lots 1 and 2 in Block 3 aforesaid;

ALSO

The East 25 feet of the West 366.28 feet (measured perpendicularly to the East line of North Kedzie Avenue) of the South 1/2 of that part of West Lunt Avenue lying East of the North Kedzie Avenue

All as shown on plat attached thereto and marked Exhibit A and the conditions therein contained.

4. Easement over Lots 1 and 2 in Block 2 in College Green Subdivision aforesaid to install and maintain all necessary equipment and facilities for transmission and distribution of electricity in trenches and in and through ducts, conduits, vaults and or closets of Winston Gardens Inc., a corporation of Illinois at a location or locations in and on said property or in the condominium buildings to be constructed thereon together with right of access thereto as created by Grant from Winston Gardens Inc., a corporation of Illinois to the Commonwealth Edison Company dated December 22, 1965 and recorded January 11, 1966 as Document 19707373.

5. Easement dated January 14, 1965 and recorded March 4, 1966 as Document 19756903 in favor of the Illinois Bell Telephone Company a corporation of Illinois and its successors and assigns for public utilities purposes over West 5 feet.

6. Unrecorded leases to Chicago Transit Authority (affects South 120 feet of East 150 feet of land).

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7. A 10 foot easement running North and South through land in favor of the Commonwealth Edison Company, Peoples Gas Light and Coke Company as disclosed by plat recorded July 12, 1966 as Document 19882456

8. Easement across the North 10 feet of land in favor of the Commonwealth Edison Company as disclosed by Plat recorded July 12, 1966 as Document 19882456

9. Grant made by Winston Gardens Inc. a corporation of Illinois over, upon and across the West 280 feet of the North 14 feet of land for vehicular ingress and egress in favor of the owners, occupants, and mortgagees of Winston Towers Number 1 or their successors and assigns and recorded July 12, 1966 as Document 19882454.

10. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded July 12, 1966 as Document 19882456 and amended by Document recorded November 3, 1969 as Document 21001955.

(B) Limitations and conditions imposed by the "Condominium Property Act".

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT