

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

No. 810
July, 1967

WARRANTY DEED

1975 JUL 2
Joint Tenancy Illinois Statutory

PM 4 23

23 137 194

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR, Ralph A. Austen and Ernestine E. Austen, his wife, as Joint Tenants of the City of Chicago County of Cook State of Illinois for and in consideration of Ten (10) and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Theodore J. Metoyer and Adele Metoyer, his wife, 5128 South Kimbark 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:

Legal description as shown in Exhibit A attached hereto and made a part hereof and subject to general taxes for the year 1974 and subsequent years and to all matters appearing in Exhibit B attached hereto and made a part hereof.

600 MAIL

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 19th day of May 1975.
Ralph A. Austen by Ernestine E. Austen Attorney in Fact (Seal) Ernestine E. Austen (Seal)
PLEASE PRINT OR TYPE NAME(S)
BELOW SIGNATURE(S)
Ralph A. Austen by Ernestine E. Austen, Attorney in Fact, aka Ernestine Elizabeth Austen (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 Ernestine E. Austen, aka Ernestine Elizabeth Austen, both individually and as attorney in fact on behalf of Ralph A. Austen, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Witness my hand and official seal, this 2nd day of July 1975.
Commission expires December 30 1977. Verdeth W. Wasley NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY FRANK L. WINTER
200 E. RANDOLPH DRIVE, CHICAGO, ILLINOIS

MAIL TO MAIL TO
ANTHONY J. PAULETTU
120 W. MADISON
CHICAGO, ILL. 60602

ADDRESS OF PROPERTY:
5440 South Kimbark Avenue
Chicago, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

CITY OF CHICAGO
REAL ESTATE TRANSACTIVITY
REVENUE NO. 15
2 2 7 9 0 0
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVERSE
1 3 6 7 9 3 1
COOK REC. DIS.

DOCUMENT NUMBER
23137196

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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE'S
LEGAL FORMS

EXHIBIT A ATTACHED TO AND MADE PART
OF WARRANTY DEED DATED MAY 19, 1975
FROM RALPH A. AUSTEN AND ERNESTINE E. AUSTEN, HIS WIFE,
TO THEODORE J. METOYER AND ADELE METOYER, HIS WIFE

PARCEL 1:

Lot 31 (except the East 127.0 feet and except the West 20.0 feet thereof) in Block 29 in Kimbark's Addition to Hyde Park, being a Subdivision of part of the West half of the South East quarter of Section 11, Township 38 North, Range 14, East of the Third Principal Meridian;

also

PARCEL 2:

The North 8.0 feet of the West 20.0 feet of Lot 31 in Block 29 aforesaid;

also

PARCEL 3:

Easements as set forth in the Declaration of Easements, Party Wall Agreement, and Covenants and Restrictions, and Exhibit "1"

thereto attached dated April 29, 1968 and recorded June 5, 1968 as document No. 20509468 made by The La Salle National Bank as Trustee under Trust Agreement dated January 17, 1968 and known as Trust No. 375-37 and as created by the Deed from La Salle National Bank, Trustee under Trust Agreement dated January 17, 1968 and known as Trust No. 375-37 to Ralph A. Austen and Ernestine E. Austen dated September 13, 1968 and recorded November 7, 1968 as document No. 20669693.

For the benefit of Parcel 1 aforesaid for ingress and egress over and across;

The South 7.0 feet of Lot 31 (except that part thereof falling in Parcel 1 aforesaid) in Block 29 in Kimbark's Addition aforesaid,

ALSO

The South 10.0 feet of the East 127.0 feet of Lot 30 and the South 3.0 feet of that part of said Lot 30 lying West of the East 127.0 feet thereof; The North 10.0 feet of the East 127.0 feet of Lot 31 and the North 3.0 feet of that part of said Lot 31 lying West of the East 127.0 feet thereof (except that part thereof falling in Parcel 1 and Parcel 2 aforesaid) in Block 29 in Kimbark's Addition aforesaid, in Cook County, Illinois. **

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Office

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EXHIBIT B ATTACHED TO AND MADE PART
OF WARRANTY DEED DATED MAY 19, 1975
FROM RALPH A. AUSTEN AND ERNESTINE E. AUSTEN, HIS WIFE,
TO THEODORE J. METOYER AND ABELE METOYER, HIS WIFE

1. Easements for ingress, egress, light and air and for sidewalk purposes and for public utilities including sewer, water and gas, over and across: The South 7.0 feet of Parcel 1 aforesaid and the North 3.0 feet of Parcel 1 and Parcel 2 aforesaid, as set forth in the Declaration of Easements, party wall Agreement and Covenants and Restrictions and Exhibit "1" thereto attached dated April 29, 1968 and recorded June 5, 1963 as document No. 20560468 made by The La Salle National Bank as Trustee under Trust Agreement dated January 17, 1968 and known as Trust No. 375-37.

2. Easements over the premises for the continuance, maintenance, and repair of such utilities as they now exist or as they may be hereafter installed and set forth in the Declaration noted at No. 1, above.

3. Rights of present and future owners, occupants and mortgagees of, and all persons now or hereafter acquiring any interest in the respective parcels described in the Declaration and referred to in No. 1 to use in common the easements in said objections.

4. Easements for facilities of any kind presently existing or hereafter installed, designed for common use of two or more of the Parcels described in the Declaration noted in No. 1 above.

5. The right, with reasonable restraint, is hereby given any public utility company or a division of a municipality concerning utilities, to go in and upon any portion of the premises for the installation, and maintenance of overhead, surface and underground utilities such as, without limitation thereby, telephone and electric wires, sewer water and gas mains and an easement is hereby granted such public utility companies or municipal divisions concerned with public utilities, to affix to the buildings and facias thereof, and to install and maintain above, on, or under the easement area shown on said plat the requisite equipment for proper service as set forth in the Declaration noted at No. 1 above.

6. Party wall rights on the East line of Parcel 1 aforesaid as set forth in the Declaration and Exhibit "1" noted in objection No. 1, above.

7. Covenants and restrictions as set forth in the Declaration noted in objection No. 1 above, relating to character and location of buildings and party walls, cost, maintenance, repair and replacement of party walls, common roof and gutter system, common sewer, water lines; and also relating to the 5440 Kimbark Avenue Association, common walk, use of premises, main water connection, landscaping, painting, noxious or offensive activities, and signs.

Note: Said instrument contains no provision for a forfeiture or reversion of title in case of breach of condition.

8. Terms, provision and condition relating to said easements described as Parcel 3 contained in the instruments creating such easements.

9. Rights of the owners in the project described in the Declaration noted at No. 1 above to the concurrent use of said easements described in Parcel 3.

12. Easement in, upon, under and along the South 8.0 feet of Parcel 1 aforesaid, to install and maintain all the equipment for the purpose of serving the premises in question and other property with telephone and electric service, together with right of access thereto, as created by grant from Commonwealth Edison Company and the Illinois Bell Telephone Company recorded October 8, 1968 as document 20638358.

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END OF RECORDED DOCUMENT